

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LAYOTA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LESLIE T. ALLEY
DEPUTY DIRECTOR

City Planning Commission Staff Report

Executive Summary

Zoning Docket 031/19

Applicant: Housing Authority of New Orleans

Request: This is a request for a zoning change from an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District.

Location: 4100 Royal Street

Summary of Proposal:

Zoning Docket 031/19 is a request for a zoning change from an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District for a property located in the Bywater neighborhood. The site is currently split-zoned between an HMC-2 Historic Marigny/Treme/Bywater Commercial District and an HMR-3 Historic Marigny/Treme/Bywater Residential District. The applicant has requested the zoning amendment in order to permit an affordable and mixed-income residential development on behalf of the Housing Authority of New Orleans. The residential development is proposed to occupy the entirety of the block at approximately 77,589 square feet. The site is currently vacant and has a demonstrable history of industrial and residential zoning and land use. Preliminary building plans illustrate five stories of affordable and mixed-income residential development totaling 150 units with 135,360 square feet of rentable area in addition to leasing offices and other site amenities such as a fitness center, business center, community room, playground area, dog park, bicycle parking, on-site vehicle parking and rooftop terraces. Ninety of the proposed units will be affordable, and the remaining sixty are programmed at market rate with plans for units featuring three, two and one bedrooms.

Previously the site of the Olivier Plantation House from the 1820's to the middle of the 20th Century, as well as St. Mary's orphanage as documented by Sanborn maps, the petitioned site is infamous in local historic preservation circles for its

catalyzing role in the advent of the Louisiana Landmarks Society after the Olivier Plantation House was demolished by leaseholders as social services and orphanages with religious affiliation, such as St. Mary's were integrated into the state's social service regime.

The petitioned site's split-zoned condition warrants an acute consideration of its situational characteristics and positioning relative to similar and dissimilar sites in the vicinity. HMC-2 Districts are more common on commercial corridors such as St. Claude where HMC-2 is heavily concentrated. HMC-2 is designed for smaller lots developed with existing commercial buildings and smaller, less intensive uses. In the present case, the scale and location of the petitioned site are misaligned with the intent of the HMC-2 District. HM-MU is heavily concentrated along the riverfront where larger lots and more intensive uses typically prevail. In aggregate, the square under consideration in the present zoning petition has more similarities to other squares on Chartres Street, which more commonly have HM-MU zoning, than it does with properties with HMC-2 zoning. Additionally, the common ownership of this split-zoned square warrants treating it as a single development site, thus making it more suitable for the proposed HM-MU District than the existing HMC-2 or HMR-2 Districts which are intended for more granular development patterns. For the aforesaid reasons the proposed HM-MU District can be construed as a more suitable zoning classification than the existing split-zoned regime.

The proposed zoning change is consistent with the Master Plan because the Mixed-Use Historic Core future land use designation permits the requested HM-MU District and the requested HM-MU District is allowable under the Consistency Table in Appendix A of the CZO. Secondly, the proposed development represents a substantial public benefit providing long-term affordable housing, thereby supporting the housing policy goals of the Master Plan's *Chapter 5: Housing and Neighborhoods*. In the provision of this public benefit the applicant has also made an effort through context-sensitive site design to mitigate development impacts. Lastly, the proposed HM-MU District is a more suitable zoning classification than the existing split-zoned districts because of the site's affinities with those already zoned under HM-MU Districts and the intent of the Master Plan.

Master Plan:

The proposal is consistent with the Master Plan.

Recommendation:

The staff recommends **APPROVAL** of the request.

Reasons for Recommendation:

1. The Mixed-Use Historic Core future land use designation permits the requested HM-MU District because it is a mixed-use district and the requested HM-MU District is consistent with the FLUM designation.
2. The petitioned site's history of large institutional and residential uses, in conjunction with the site's scale and single ownership render it amenable to the proposed HM-MU District.
3. The requested HM-MU District is a more suitable zoning classification than the existing split-zoned districts because the development site's characteristics are more amenable to the intent and design of the HM-MU District than the existing HMR-3 and HMC-2 Districts.

City Planning Commission Meeting
Tuesday, March 12, 2019

CPC Deadline: 05/11/19
CC Deadline: 60 days from receipt
Council District: C – Gisleson Palmer

PRELIMINARY STAFF REPORT

Zoning Docket 031/19

To: City Planning Commission

From: Robert Rivers, Executive Director
Stephen Kroll, Planning Administrator

Prepared by: Amos Wright

Date: March 6, 2019

I. GENERAL INFORMATION

Applicant: Housing Authority of New Orleans

Request: This is a request for a zoning change from an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District.

Location: The petitioned property is the entirety of Square 131, in the Third Municipal District, bounded by Chartres Street, France Avenue, Mazant Street, and Royal Street. The municipal addresses are 4100-4114 Royal Street, 601-621 Mazant Street, and 600-620 France Street. (PD7)

Description: Zoning Docket 031/19 is a request for a zoning change from an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District for a property located in the Bywater neighborhood. The site is currently split-zoned between an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater Residential District. The applicant has requested the zoning amendment in order to permit an affordable and mixed-income residential development on behalf of the Housing Authority of New Orleans. The residential development is proposed to occupy the entirety of the block, which is currently vacant and has a demonstrable history of industrial and residential zoning and land use. Preliminary building plans illustrate five stories of affordable and mixed-income residential development totaling 150 units with 135,360 square feet of rentable area in addition to leasing offices and other site amenities such as a fitness center, business center, community room, playground area, dog park, bicycle parking, on-site vehicle parking and rooftop terraces. Ninety of the proposed units will be affordable, and the remaining sixty

are programmed at market rate with plans for units featuring three, two and one bedrooms.

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The proposed zoning change is consistent with the Master Plan because the Mixed-Use Historic Core future land use designation permits the requested HM-MU District and the requested HM-MU District is part of the Historic Core family of zoning districts. Secondly, the proposed development represents a substantial public benefit providing long-term affordable housing to permanent residents, not transient users of short-term rental platforms, thereby supporting the housing goals of the Master Plan's *Chapter 5: Housing and Neighborhoods*. In the provision of this public benefit the applicant has also made an effort through context-sensitive site design to mitigate development impacts. Lastly, the proposed HM-MU District is a more suitable zoning classification than the existing split-zoned districts because

Figure 1. Staff photo. 4100 Royal Street. February 12, 2019.
The site is currently vacant as depicted in the staff photos below.



Figure 2. Staff photo. 4100 Royal Street. February 12, 2019.



Figure 3. Staff photo. 4100 Royal Street. February 12, 2019.



Figure 4. Staff photo. 4100 Royal Street. February 12, 2019.



Figure 5. Staff photo. 4100 Royal Street. February 12, 2019.

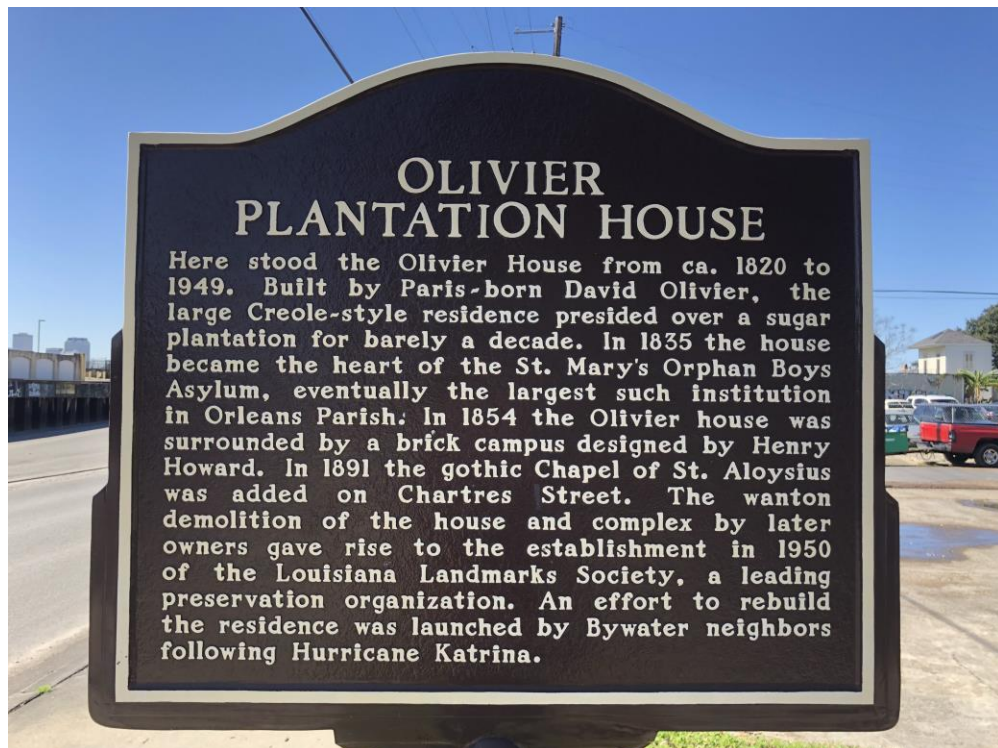


Figure 6. Staff photo. 4100 Royal Street. February 12, 2019.



Figure 7. Aerial image. 1929 – prior to the demolition of the Olivier Plantation House and St. Mary's Orphanage.



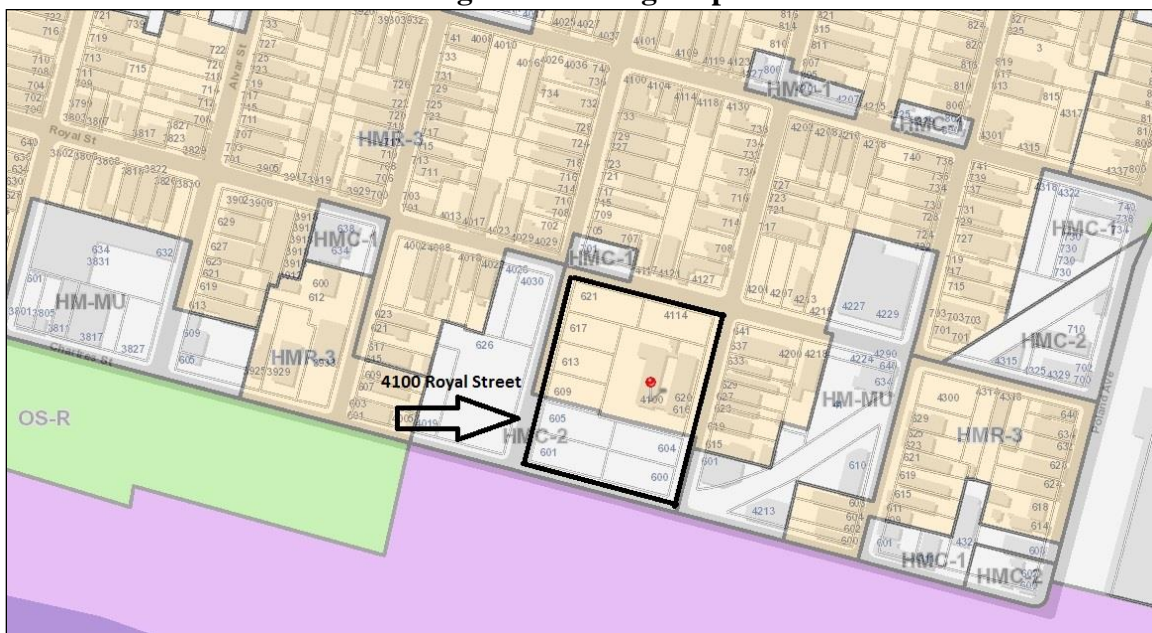
Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3 Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use? And how are the surrounding areas used?

Figure 8. Zoning Map



The petitioned site, as illustrated in **Figure 8** above, is split-zoned between HMC-2 Historic Marigny/Tremé/Bywater Commercial District and HMR-3 Historic Marigny/Tremé/Bywater District and is located in the Bywater neighborhood.

With the exception of industrial and mixed-use districts lining the perimeter of the riverfront, or sporadically punctuating the interior, nearly the entirety of historic Bywater is zoned under this HMR-3 District. This large HMR-3 District covering the Bywater is demarcated by HMC-2 lined along the St. Claude commercial corridor and various commercial and mixed-use districts along Chartres Street limning the riverfront. The majority of buildings in the Bywater neighborhood are late 19th century and early 20th century residential, single story structures elevated above grade, with some historic commercial structures and traditional neighborhood corner stores punctuating the residential interior. The Bywater also features areas where residential and industrial uses coexist.

The most significant presence of HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District zoning in propinquity to the petitioned site is located on Lesseps Street on the adjacent downriver block as illustrated in the zoning map above. This particular HM-MU District tracks the railway lines running parallel to Chartres Street before peeling off towards the lake and the Industrial Canal. The proposed map amendment would effectively augment this existing HM-MU District across France Street to encompass the petitioned site. The existing HMC-2 District on the Chartres Street side of the development site effectively acts as a buffer between the residential development under HMR-3 and the more intensive uses under the adjacent Maritime Industrial District along the riverfront.

Since zoning was first adopted in 1929, the zoning and land use for the subject property have alternated between industrial and residential zoning and uses, reflecting the historic eclectic uses endemic to the Bywater.

See the section below for the complete zoning history of the site. According to Sanborn maps, the site was developed with St. Mary's Orphan Boys Asylum since at least 1895. The institutional structure documented in the Sanborn maps below was subsequently demolished around 1949.

Figure 9. Sanborn Map – 1895.

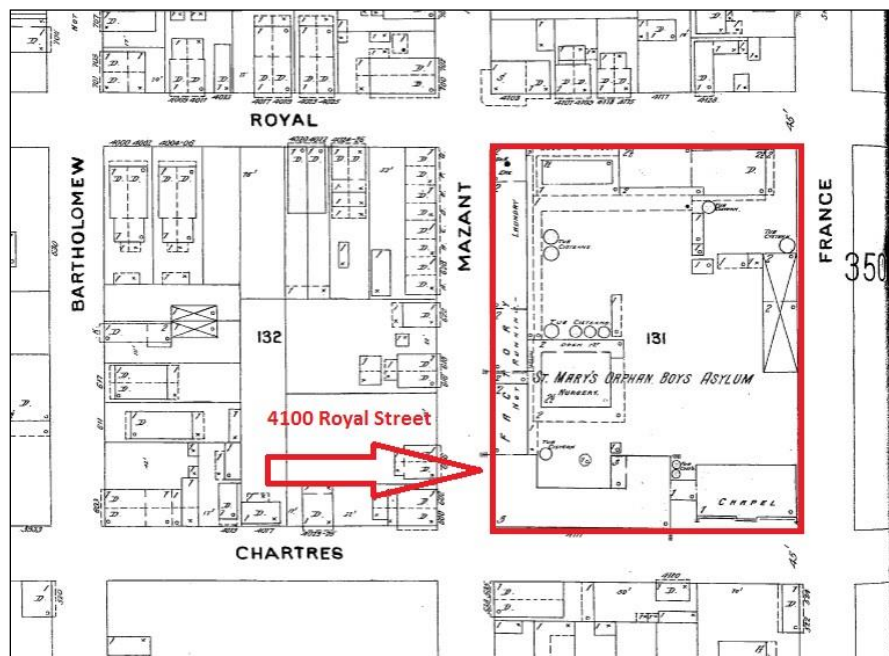
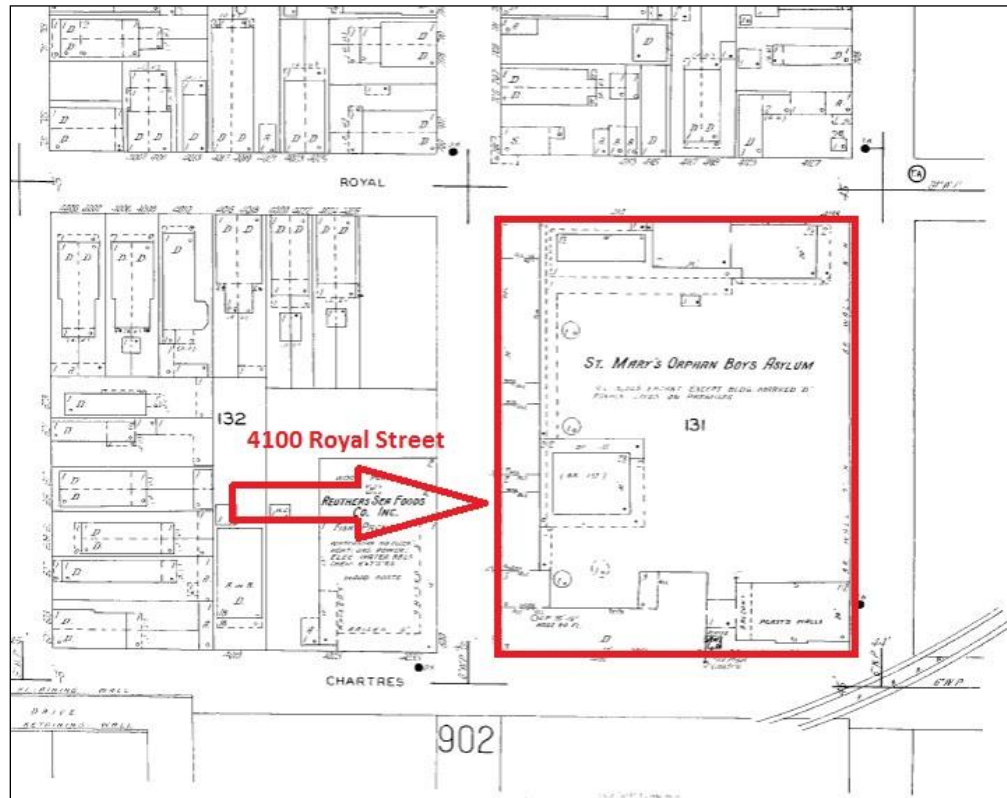


Figure 10. Sanborn Map – 1937.



B. What is the zoning and land use history of the site?

Zoning:

- 1929 – “J” Industrial
- 1953 – “J” Light Industrial District
- 1970 – RD-3 Two-Family Residential District
- 2015 (prior to 8/12/2015) – RD-3 Two-Family Residential District
- 2015 (effective 8/12/2015) – HMC-2 Historic Marigny/Tremé/Bywater Commercial District/HMR-3 Historic Marigny/Tremé/Bywater District

Land Use:

- 1929 – Public and Semi-Public Property
- 1949 – Industries and Warehouses
- 1999 – Industrial/Vacant Industrial

C. Have there been any recent zoning changes or conditional uses or planned developments in the immediate area? If so, do these changes indicate any particular pattern or trend?

No requests for land use actions have been filed in the past five years for properties located within 1,500 feet (approximately five blocks) of the subject site.

D. What is the purpose of the rezoning and what effect would it have on the adjacent land uses?

The stated purpose of the rezoning is to allow HANO's development partner to develop the property with affordable and mixed-income residential development totaling 150 units with 135,360 square feet of rentable area. Ninety of the proposed units will be affordable, and the remaining sixty are programmed at market rate with plans for units of three, two and one bedrooms.

The zoning change would greatly expand the intensity of the allowable development of the site, both in the authorized range of uses and in the scale and density of development that would be permitted. Regarding the types of uses, the proposed HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District would greatly expand the permitted residential and commercial uses at the site, thereby allowing commercial uses which have not previously existed to encroach into the interior of an established residential neighborhood. The proposed HM-MU District permits a broad range of uses with disparate impacts while also increasing the volume of buildable space. A number of more intensive uses are available through the conditional use process.

The existing HMR-3 District allows sundry residential and institutional uses by right, in addition to other uses through the conditional use process. The existing HMC-2 District, on the riverside of the site, permits residential, commercial and institutional uses which are more intensive than the HMR-2 District but less intensive than the proposed HM-MU District. It is significant in this regard that because the petitioned site is split-zoned the existing HMC-2 District does not encompass the entirety of the block; therefore the more intensive uses permitted under the existing HMC-2 District are confined to that half of the site adjacent to Chartres Street.

Regarding the scale and density of allowable development, the zoning change would allow moderately taller development and a significant increase in residential density. The existing HMR-3 Residential District allows 40 feet in height of predominately single-family and two-family residential dwelling units. The HMC-2 District along Chartres Street allows 50 feet in height with a floor area ratio (FAR) of 2.2. It also permits single-family, two-family and multi-family residential dwellings and at a density level of 600 square feet per dwelling unit for multi-family. The proposed HM-MU Mixed-Use District allows up to 55 feet in height, an FAR of 2.5, and 600 square feet per dwelling unit for multi-family. Because the site is currently split-zoned, the development density potential is not uniformly distributed across the site. Under the existing HMR-3 District the applicant could develop at least 8 two-family residential dwellings totaling 16 units; in the portion of the site currently zoned

HMC-2, the applicant could develop 42 units. In contrast, under the proposed zoning, 129 units could be achieved based on the size of the site, with additional units allowable pursuant to the density bonus provisions in Article 10, Section 10.9 of the Comprehensive Zoning Ordinance. (The above estimates of allowable density consider only the sizes of the various parcels constituting the site and do not factor in restrictions related to parking requirements, FAR requirements, or other development standards which would likely reduce the number of units that could be developed at the site as a practical matter.) Thus the effect of the proposed upzoning, particularly on the half of the split-zoned site currently under the HMR-3 District, is to significantly increase mass and density, thereby allowing a larger and more comprehensive residential program across the development site.

The more intensive uses allowed in the proposed HM-MU District would substantially impact the area with multifarious types and levels of heightened activity, noise, traffic, and demand for parking that have not previously existed on this site. However, the prevailing square patterns and gridded street network are designed to distribute traffic loads efficiently, thereby mitigating some development impacts. This network typology is generally flexible and absorptive of dense infill development such as the proposed use.

The HM-MU District has been requested because the HM-MU allows additional height than the current zoning (five more feet than is allowed in HMC-2 and fifteen more feet than is allowed in HMR-3) and allows the developer to maximize affordable housing units through the zoning ordinance's density bonus provisions, which represent a substantial public benefit. Design elements have been introduced to ameliorate impacts associated with the denser site development: a U-shaped building footprint designed to respect the residential character along Royal Street with the preponderance of building density planned on Chartres Street and a courtyard greenspace fronting Royal Street to soften the transition from the development site to the residential district across Royal Street. Plans also indicate limited inclusion of low-scale vernacular architectural styles, particularly on the France Street elevation as depicted in the preliminary drawings below, which should not be construed as finalized plans for the development site.

Figure 11. France Street Elevation.



Figure 12. Site Plan.



Site plan above received on 2/8/19. This is the most recent site plan to date.

- E. What impact will the proposed zoning change have on the transportation system, if any?**

Traffic

The traffic impact would vary by development type. Commercial and industrial uses on the property, which would be possible under the requested zoning, could generate substantive levels of additional traffic along Chartres Street and nearby streets compared to a residential use, particularly as the development site occupies the entirety of a city block. The times at which this increased traffic might be experienced would vary with the individual use or uses occupying the site. For example, office or commercial uses that operate during daytime hours would draw traffic during business hours. Other uses permitted by the zoning, such as restaurants, or commercial short-term rentals might be expected to generate additional traffic throughout the day and into evening hours.

As proposed, the housing development would likely have a substantial impact on local street traffic, principally along Chartres Street. The proposed site design is intended to circulate traffic principally on Chartres Street and Mazant Street.

Parking

The proposed zoning change would likely have a profound impact upon parking demand on site. Plans illustrate 150 off-street vehicle parking spaces for the 150 units which is in compliance with the CZO's requirement of one vehicle parking space per dwelling unit in multi-family developments. According to plans, vehicles will ingress and egress via two-way aisles on Chartres Street or Mazant Street; the site plan is attentively designed with parking pulled away from the neighborhood interior and consolidated along Chartres Street. Thus it is evident from the submitted plans that the applicant has been sensitive to the stressors presented by increased parking demand.

The property would be required to provide off-street parking in accordance with **Article 22, Section 22.4.A (Table 22-1) *Off-Street Vehicle and Bicycle Parking Requirements***. The existing zoning requires bicycle parking based on the number of residential dwelling units. For any eventual use of the site, compliance with the off-street parking requirements will be reviewed by the Department of Safety and Permits during the building permit review and/or by the City Planning Commission during any design review, planned development, or conditional use application review.

F. Can the request be considered a spot zone? Does it fall within the Historic Non-Conforming Use Policy?

The request is not a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.¹ The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to *similar* surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy, as discussed below).

¹ See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

This particular application is not a spot zone because it covers the entirety of a city block and not a single lot or property. Spot zoning is traditionally the preferential treatment of a single small lot similar in size and character to surrounding lots. The sheer scale of the property makes it dissimilar to almost all other sites in the vicinity. Thus rezoning of the site would constitute a rational response to this situational and geographic dissimilarity.

G. Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The proposal is consistent with the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are provided below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The Mixed-Use Historic Core future land use designation allows for a healthy mix of residential, neighborhood business and visitor-oriented businesses. The Mixed-Use Historic Core future land use designation permits the requested HM-MU District because it is designated as consistent by the “consistency table,” which is contained within the Master Plan and also in Appendix A of the CZO. The future land use designation also allows higher residential densities when a project provides significant public benefits such as long-term affordable housing.

Square 131 under consideration in the current zoning petition has not always been regulated by the existing FLUM designation. Originally, this site was regulated by two different FLUM designations with the portion under the HMR-3 District regulated by a Residential Historic Core designation. At the January 24, 2017 public hearing of the City Planning Commission an amendment was recommended to regulate Square 131 under a new single FLUM designation; thus that portion of Square 131 which was hitherto regulated by the Residential Historic Core FLUM was approved by the City Planning Commission for re-designation as Mixed-Use Historic Core, thereby bringing the entirety of Square 131 under a single FLUM designation. This recommendation was made because the Mixed-Use Historic Core designation provides for possible redevelopment as a denser, mixed-use development providing commercial uses as well as affordable housing or other development types, and the designation is consistent with the surrounding mixed-use designations. The City Council subsequently approved the FLUM amendment. The present zoning request petition is thus consistent with the amendment of the FLUM designation for Square 131.

Additionally, although policy recommendations contained outside of Chapter 13 of the Master Plan do not have the “force of law” under the Charter, *Chapter 5: Housing and Neighborhoods* of the Master Plan contains policy goals promoting the development of affordable housing. Because the proposed zoning change would enable the development of affordable housing it would also support the Master Plan’s housing policy goals.

For the aforesaid reasons, the proposed zoning change is **consistent** with the intent of the Mixed-Use Historic Core designation in the *Plan for the 21st Century*.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The current place designation of the site is Historic Core Neighborhood. The proposed amendment requests a Historic Core non-residential district and is therefore consistent with the place designation accorded to this property.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met. The existing and historic land use pattern of the site and the surrounding properties is predominantly an amalgam of industrial, commercial and

residential uses, which is reflected in the existing split-zoning of the subject site's square and the propinquity of diverse land uses. Moreover, as explained below, the Chartres Street corridor is conducive to the more intensive uses allowed under the proposed HM-MU District. Thus the proposed HM-MU District is compatible with the existing use and zoning of nearby property.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The provision of affordable housing units and the redevelopment of a large vacant lot promotes the public health, safety and welfare of the city. Additionally, a vacant lot does not promote the public health, safety or welfare of the City.

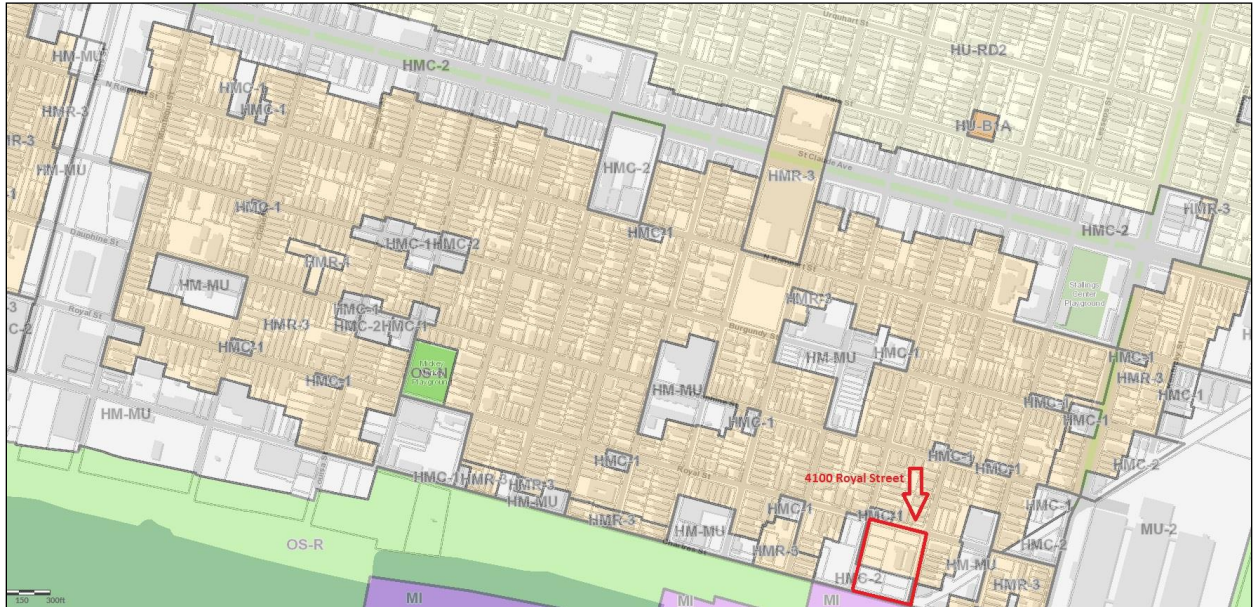
The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is met. Because the property is vacant, and the site is uniquely situated in a liminal position between the historically light industrial corridor along Charters Street and the residential interior of the Bywater, the proposed HM-MU District would complement both residential and commercial uses.

As the zoning map below illustrates, HMC-2 Districts are more common on commercial corridors such as St. Claude where HMC-2 is heavily concentrated. HMC-2 is designed for smaller lots developed with existing commercial buildings and smaller, less intensive uses. In the present case, the scale and location of the petitioned site are misaligned with the intent of the HMC-2 District. The map below also illustrates that HM-MU is heavily concentrated along the riverfront where larger lots and more intensive uses typically prevail. In aggregate, the square under consideration in the present zoning petition has more affinities with the other squares on Chartres Street, which also have HM-MU, than those with HMC-2. Additionally, the common ownership of this split-zoned square warrants treating it as a single development site, thus making it more suitable for the proposed HM-MU District than the existing HMC-2 or HMR-2 Districts which are intended for more granular development patterns. For the aforesaid reasons the proposed HM-MU District can be construed as a more suitable zoning classification than the existing split-zoned regime.

Figure 13. Bywater Zoning.

The zoning map below illustrates concentrations of HM-MU principally along the riverfront and concentrations of HMC-2 principally along the St. Claude Avenue commercial corridor.



Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

Based on the length of vacancy and the prevailing trend of development in the vicinity, the proposed HM-MU District is a more suitable zoning classification for the property than the existing split-zoned districts.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The proposed amendment does not correct an error, but it does reflect a change in policy as the site would be upzoned from residential to a mixed-use district to implement the Master Plan's FLUM designation.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. The proposal is not only consistent with the Master Plan, which was conceived with the benefit of the City's citizens in mind, the proposal also represents a boon to the City and its citizenry by augmenting the City's supply of affordable housing, thereby ameliorating the City's affordable housing shortage.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met. As demonstrated above, based on the analysis of the Master Plan, the Comprehensive Zoning Ordinance, and the characteristics of the site, the proposed HM-MU District is a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is met, as the zoning change would not create any non-conformities.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met. There has been a long history of mixed-use, commercial and residential development in the Bywater neighborhood, particularly along the Chartres Street corridor. Because the Master Plan envisions increased height and density along the riverfront the proposed map amendment is consistent with the trend of development in the area.

III. SUMMARY

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demolished by leaseholders as social services and orphanages with religious affiliation, such as St. Mary's were integrated into the state's social service regime.

The petitioned site's split-zoned condition warrants an acute consideration of its situational characteristics and positioning relative to similar and dissimilar sites in the vicinity. HMC-2 Districts are more common on commercial corridors such as St. Claude where HMC-2 is heavily concentrated. HMC-2 is designed for smaller lots developed with existing commercial buildings and smaller, less intensive uses. In the present case, the scale and location of the petitioned site are misaligned with the intent of the HMC-2 District. HM-MU is heavily concentrated along the riverfront where larger lots and more intensive uses typically prevail. In aggregate, the square under consideration in the present zoning petition has more affinities with the other squares on Chartres Street, which also have HM-MU than those with HMC-2. Additionally, the common ownership of this split-zoned square warrants treating it as a single development site, thus making it more suitable for the proposed HM-MU District than the existing HMC-2 or HMR-2 Districts which are intended for more granular development patterns. For the aforesaid reasons the proposed HM-MU District can be construed as a more suitable zoning classification than the existing split-zoned regime.

The proposed zoning change is consistent with the Master Plan because the Mixed-Use Historic Core future land use designation permits the requested HM-MU District and the requested HM-MU District is allowable under the Consistency Table in Appendix A of the CZO. Secondly, the proposed development represents a substantial public benefit providing long-term affordable housing, thereby supporting the housing policy goals of the Master Plan's *Chapter 5: Housing and Neighborhoods*. In the provision of this public benefit the applicant has also made an effort through context-sensitive site design to mitigate development impacts. Lastly, the proposed HM-MU District is a more suitable zoning classification than the existing split-zoned districts because of the site's affinities with those already zoned under HM-MU Districts and the intent of the Master Plan.

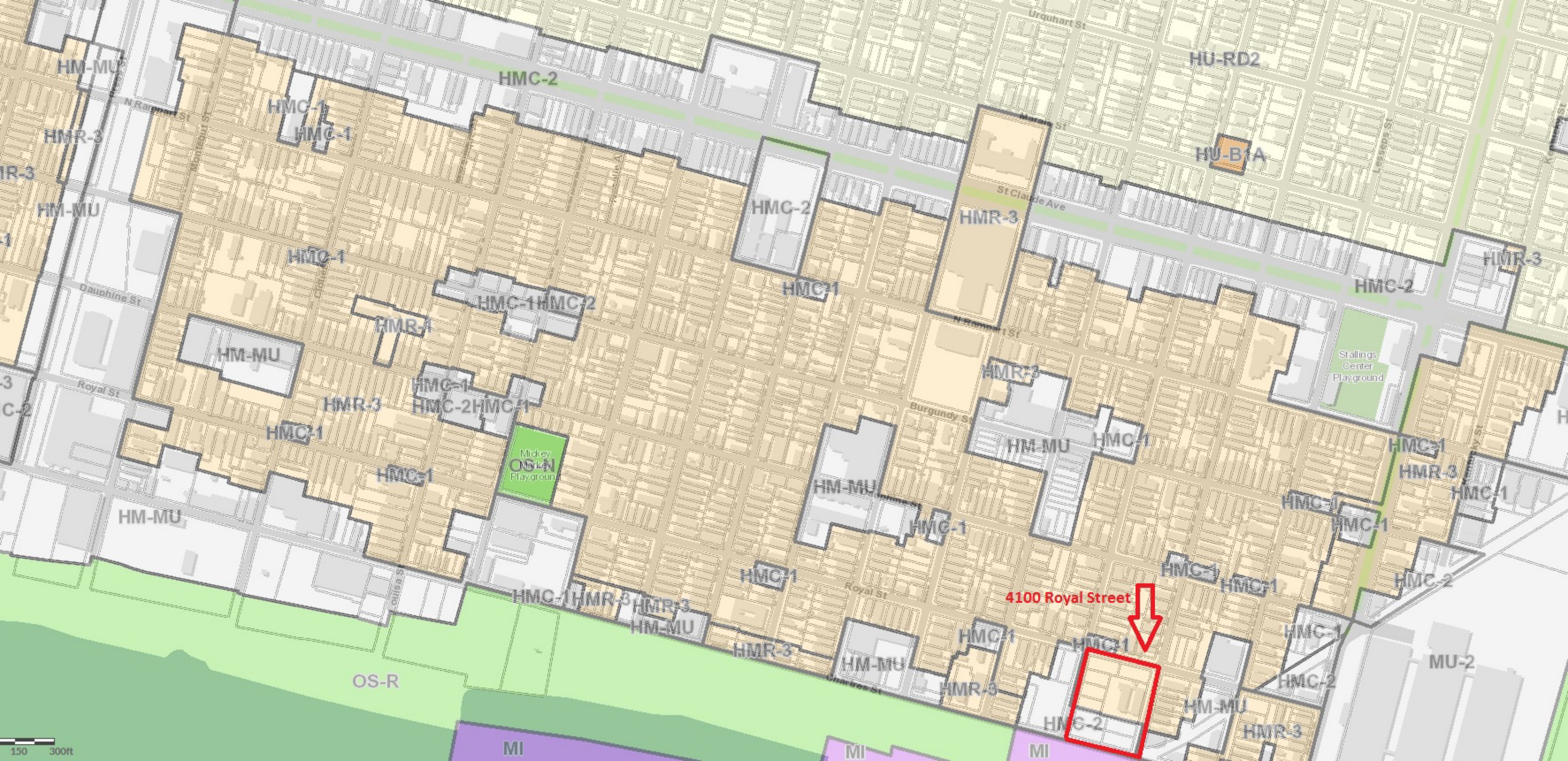
IV. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 031/19, a request for a zoning change from an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an HMR-3 Historic Marigny/Tremé/Bywater District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District.

V. REASONS FOR RECOMMENDATION

1. The Mixed-Use Historic Core future land use designation permits the requested HM-MU District because it is a mixed-use district and the requested HM-MU District is part of the Historic Core family of land uses.
2. The petitioned site's history of large institutional and residential uses, in conjunction with the site's scale and single ownership render it amenable to the proposed HM-MU District.

3. The requested HM-MU District is a more suitable zoning classification than the existing split-zoned districts because the development site's characteristics are more amenable to the intent and design of the HM-MU District than the existing HMR-3 and HMC-2 Districts.



HMC-2

HU-RD2

HU-B1A

HM-MU

HMR-3

HMC-1

HMC-1

HM-MU

HMC-1

HMC-2

HMR-3

HMC-2

HMR-3

HM-MU

HMR-1

HMC-1

HMC-2

HMR-3

HMC-1

HMC-2

HMC-1

HMC-1

HMC-1

Mickey O'Connell Playground

HM-MU

HMR-3

HM-MU

HMC-1

HMC-1

HMR-3

HMC-1

HM-MU

HMC-1

HMC-1

HMC-2

MU-2

OS-R

MI

MI

MI

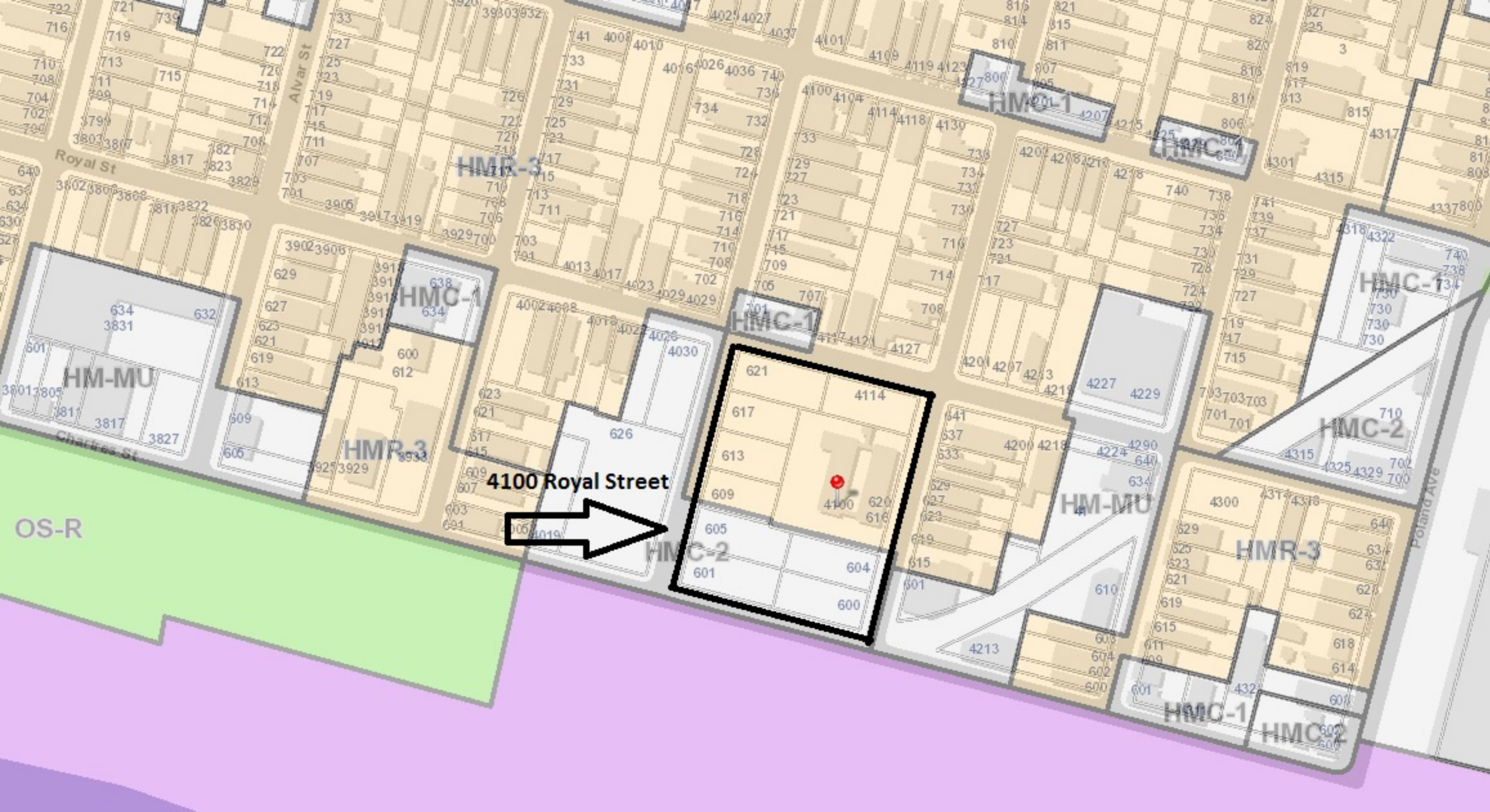
4100 Royal Street

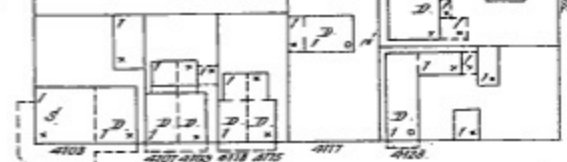


HMC-2

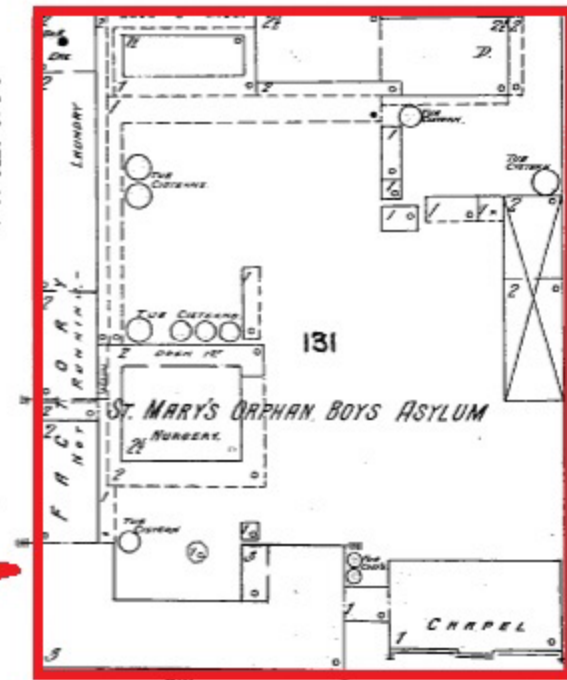
HM-MU

HMR-3





ROYAL



4100 Royal Street

CHARTRES

MAZANT

FRANCE

350



4100 Royal Street

REUTHERS SEA FOODS
CO. INC.

ST. MARY'S ORPHAN BOYS ASYLUM

U. S. 2025 REPORT EXCEPT BLDG. APPROVED BY
FEDERAL AGENCIES ON REQUEST

131

1957]

55

ACIST'S PHILL

CHARTRES

902





October 1, 2018

Dear Neighbor:

We are contacting you on behalf of the Housing Authority of New Orleans (HANO) and the developer ITEX Group to invite you to a Neighborhood Participation Program (NPP) meeting regarding the proposed affordable and mixed-income residential development at 4100 Royal Street (also known as "Mazant Royal"). The property is owned by the Housing Authority of New Orleans, and is bounded by Royal St., France St., Chartres St., and Mazant St. on Square 131 in the 3rd Municipal District.

The property is currently split zoned **HMC-2 Historic Marigny/Treme/Bywater Commercial District** and **HMR-3 Historic Marigny/Treme/Bywater Residential District**. In order to develop the site HANO is requesting a zoning change to HM-MU Historic Marigny/Treme/Bywater Mixed-Use District which is consistent with the City Master Plan's Future Land Use Map (FLUM) designation of Historic Core Mixed Use. New construction will require a landscaping and storm water management plan.

It will be a new residential development that will create 90 affordable housing units and 60 market rate units. The apartments will be three bedrooms, two bedrooms, and one bedroom units with off-street parking. Each unit will have amenities for residents such as its own laundry room with a washer and dryer.

The zoning change application requires that we notify and engage neighbors and property owners to inform you about the request and hold a meeting. This letter is being delivered through First Class U.S. Mail and is an invitation to the meeting and to provide you with the information on the new development.

**The meeting will take place:
Tuesday, October 16th at 6:30 PM
at the Stallings St. Claude Recreation Center, 4300 St. Claude, New Orleans, 70117**

Our application must be heard by the City Planning Commission and the City Council and requires City Council approval. At the meeting, you will have an opportunity to present questions. HANO representatives and the development and property management company ITEX Group will be present. A sign-in sheet will be provided to obtain contact information of attendees so that we may follow-up with additional information.

If you are unable to attend the October 16th NPP meeting, there is an additional informational meeting on Tuesday, October 9th at 6:30 PM at the Stallings St. Claude Center. At both meetings attendees will have opportunity to learn about the zoning request and development, ask questions, and provide input. The October 16th meeting is the official NPP meeting as required by the Comprehensive Zoning Ordinance. Also, I have provided my contact information below so that you may contact our office.

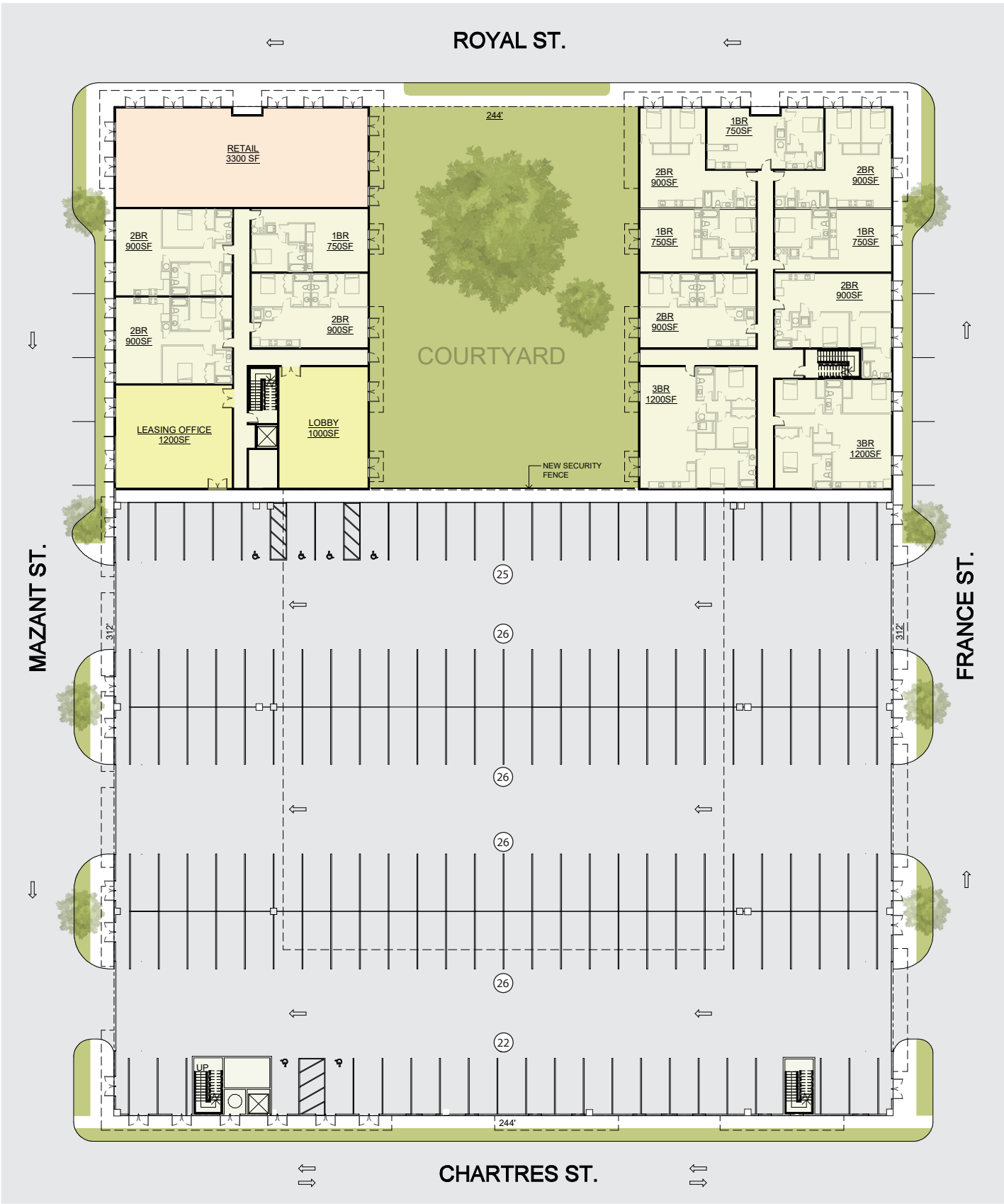


Sincerely,

J. Nicole Webre

Nicole@webreconsulting.com

Office: (504-605-3699)



SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	10,960 SF
LEASING OFFICE	1,200 SF
LOBBY	1,000 SF
RETAIL	3,300 SF
SUBTOTAL	16,460 SF
PARKING	46,900 SF
SECOND FLOOR	
RESIDENTIAL	41,250 SF
SUBTOTAL	41,250 SF
THIRD FLOOR	
RESIDENTIAL	35,400 SF
COMMUNITY CENTER	1,800 SF
SUBTOTAL	37,200 SF
FOURTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
FIFTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
SIXTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
GRAND TOTAL	139,460 SF

UNIT BREAKDOWN

FIRST FLOOR	
1 BEDROOM	4 UNITS
2 BEDROOM	7 UNITS
3 BEDROOM	2 UNITS
LOBBY	1000 SF
LEASING OFFICE	1200 SF
RETAIL	3300 SF
SECOND FLOOR	
1 BEDROOM	19 UNITS
2 BEDROOM	22 UNITS
3 BEDROOM	6 UNITS
THIRD FLOOR	
1 BEDROOM	14 UNITS
2 BEDROOM	19 UNITS
3 BEDROOM	5 UNITS
COMMUNITY ROOM	1200 SF
FOURTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS
FIFTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS

DISTRICTS

BULK REGULATIONS	HMR-3	HMC-2	REZONE TO → HM-MU
MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	MF: 420 SF/DU*
MAX BUILDING HEIGHT	40'	50'	55'
MAX FAR	1.4	2.2	2.5
FRONT YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM	NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM	NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA	15% OF LOT AREA
MIN. OPEN SPACE RATIO	30% (INTERIOR)	30% (MIXED USE)	30% (MIXED USE OR RESIDENTIAL)
OFF-STREET VEHICLE PARKING	EXEMPT	EXEMPT	1 SPACE PER UNIT (FIRST 3,000 EXEMPT)
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS

HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HM-MU: HISTORIC MARIGNY/TREME/BYWATER MIXED DISTRICT
*HMC-2 AND HM-MU DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

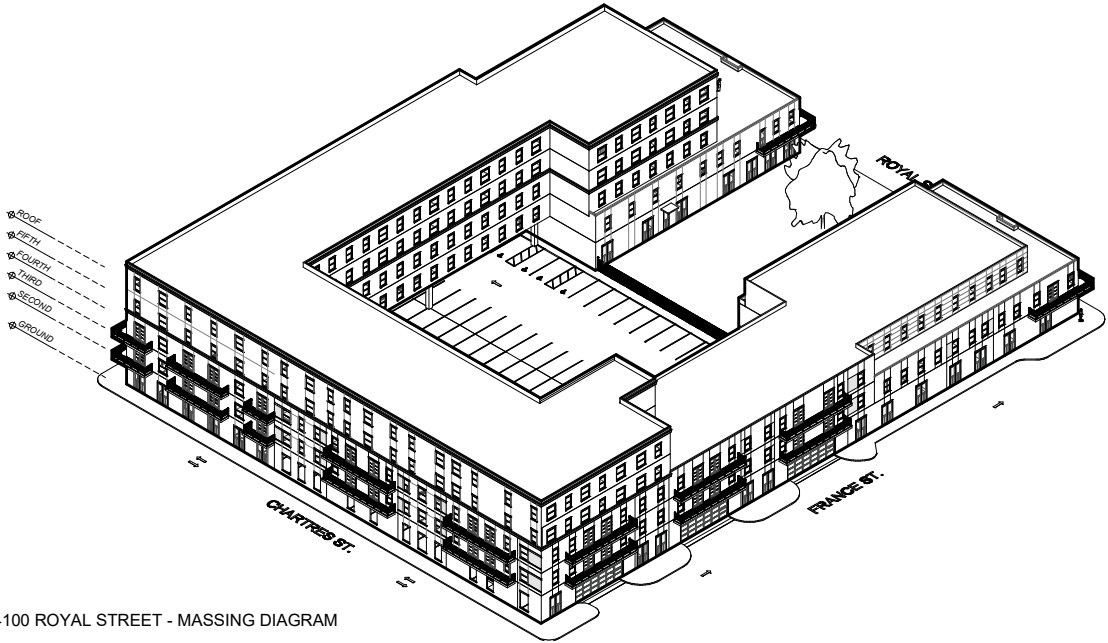
LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HM-MU	78,675 SF	2.5	196,688 SF	23,603 SF
9	4200 ROYAL ST.	HMR-3	5,980 SF	1.4	8,372 SF	1,196 SF

4100 ROYAL STREET

TOTAL SQUARE FOOTAGE: RESIDENTIAL 133,650 SF	
TOTAL PARKING SPACES: 150 OFF STREET 8 STREET	
PARKING LOT SQUARE FOOTAGE: GROSS: 46,750 SF	
TOTAL OPEN SPACE: GRADE - 10,080 SF THIRD FL - 7,600 SF FOURTH FL - 5,920 SF	
4100 ROYAL STREET UNIT MIX: 1BR UNITS (750 SF AVG.) 51 @ 34% TOTAL DEVEL. 2BR UNITS (900 SF AVG.) 78 @ 52% TOTAL DEVEL. 3BR UNITS (1200 SF AVG.) 21 @ 14% TOTAL DEVEL.	
4100 ROYAL STREET	150 TOTAL UNITS

TOTAL DEVELOPMENT

RENTABLE SQUARE FOOTAGES			
51 - 1 BR UNITS	@750 SF	38,250 SF	
78 - 2 BR UNITS	@900 SF	70,200 SF	
21 - 3 BR UNITS	@1200 SF	25,200 SF	
150 UNITS - TOTAL RENTABLE		133,650 SF	



4100 ROYAL STREET - MASSING DIAGRAM



1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/64" = 1'-0"



1 NORTH ELEVATION - ROYAL STREET
1/16" = 1'-0"



2 SOUTH ELEVATION - CHARTRES STREET
1/16" = 1'-0"

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Tedesco Torres LLC	1000 Bourbon St Ste 275	New Orleans	LA	70116
Angelique G Thomas	1020 Gallier St	New Orleans	LA	70117
Ashley E Robinson	1219 N Villere St	New Orleans	LA	70116
Dean A Foster	126 Rutland Rd	Brooklyn	NY	11225
Edward J III Vanhoven	1275 Rue Bayone	Mandeville	LA	70471
Slaughter Management LLC	1306 Preshwick Ct	Chesapeake	VA	23320
FNO Inc	1306 Prestwick Ct	Chesapeake	VA	23320
Board Of Comm Of The Port Of N O	1350 Port of New Orleans PI	New Orleans	LA	70130
Edward Spori Elliott	1701 Centro West	Belvedere Tiburon	CA	94920
David H Dotson	1727 Pressburg St.	New Orleans	LA	70122
Stephen F Starr & Christina Starr Irrevocable Trust	1841 Wyoming Ave NW	Washington	DC	20009
Meinan Liu	1851 15th St Apt 5	San Francisco	CA	94103
Rebecca Polvo	188 Sickles Ave	San Francisco	CA	94112
Bywater Ltd,By Bywater Mangement LLC	200 Walnut Hill Ave #27	Hillsboro	TX	76645
Burton J Sr Chatelain	2033 Landry Court	Meraux	LA	70075
Vacant Lots LLC	2318 Octavia St	New Orleans	LA	70115
Jason J Kees	243 Millaudon St	New Orleans	LA	70118
Morris Kirschman & Company LLC	2600 Cleveland Ave	New Orleans	LA	70119
Chalita Robinson	2613 Crest Dr	Bakersfield	CA	93306
Welton Johnson	303 Kennedy St	Ama	LA	70031
Santo P Jr Baiamonte	3505 Tolmas Dr	Metairie	LA	70002
Dimitrios I Fronistas	3529 Corinne AV	Chalmette	LA	70043
Wendy A Smith	3608 Elaine Pl	New Orleans	LA	70119
L B G Properties LLC	3623 Ridgeway BL	New Orleans	LA	70129
Current Resident	3914 Royal St	New Orleans	LA	70117
Current Resident	3917 Royal St	New Orleans	LA	70117
Current Resident	3918 Royal St Apt A	New Orleans	LA	70117
Raymond M Jr Wittenbrink	3918 Royal St Apt B	New Orleans	LA	70117
Current Resident	3918 Royal St Apt C	New Orleans	LA	70117
Current Resident	3918 Royal St Apt D	New Orleans	LA	70117

Current Resident	3918 Royal St Apt E	New Orleans	LA	70117
Current Resident	3919 Royal St	New Orleans	LA	70117
Kevin J Foose	3921 Royal Street	New Orleans	LA	70117
Current Resident	3929 Chartres St	New Orleans	LA	70117
Current Resident	3929 Royal St	New Orleans	LA	70117
Maurey L Allen	3930 Dauphine St	New Orleans	LA	70117
Current Resident	3932 Dauphine St	New Orleans	LA	70117
Current Resident	3933 Chartres St	New Orleans	LA	70117
Current Resident	3934 Dauphine St	New Orleans	LA	70117
Current Resident	4000 Royal St	New Orleans	LA	70117
Current Resident	4001 Dauphine St	New Orleans	LA	70117
Current Resident	4002 Royal St	New Orleans	LA	70117
Current Resident	4003 Dauphine St	New Orleans	LA	70117
Current Resident	4006 Royal St	New Orleans	LA	70117
Current Resident	4008 Dauphine St	New Orleans	LA	70117
Current Resident	4008 Royal St	New Orleans	LA	70117
Current Resident	4009 Dauphine St	New Orleans	LA	70117
Current Resident	4010 Dauphine St	New Orleans	LA	70117
Lane Lacoy	4010 Royal St	New Orleans	LA	70117
Current Resident	4011 Dauphine St	New Orleans	LA	70117
Current Resident	4012 Dauphine St	New Orleans	LA	70117
Current Resident	4013 Royal St	New Orleans	LA	70117
Current Resident	4015 Dauphine St	New Orleans	LA	70117
Current Resident	4016 Dauphine St	New Orleans	LA	70117
Current Resident	4016 Royal St	New Orleans	LA	70117
Current Resident	4017 Dauphine St	New Orleans	LA	70117
Current Resident	4017 Royal St	New Orleans	LA	70117
Current Resident	4018 Dauphine St	New Orleans	LA	70117
Current Resident	4018 Royal St	New Orleans	LA	70117
Current Resident	4019 Chartres St	New Orleans	LA	70117
Current Resident	4019 Dauphine St	New Orleans	LA	70117

Laura B Wood	4019 Royal St	New Orleans	LA	70117
Current Resident	4020 Royal St	New Orleans	LA	70117
Todd A Michel	4022 Royal St	New Orleans	LA	70117
Current Resident	4023 Dauphine St	New Orleans	LA	70117
Raymond A Pumilia	4023 Royal St	New Orleans	LA	70117
Current Resident	4024 Royal St	New Orleans	LA	70117
Michael Thomas Zaloudek	4025 Dauphine St	New Orleans	LA	70117
Current Resident	4026 Dauphine St	New Orleans	LA	70117
Current Resident	4026 Royal St	New Orleans	LA	70117
John L Bishop	4027 Dauphine St	New Orleans	LA	70117
Current Resident	4029 Royal St Apt A	New Orleans	LA	70117
Current Resident	4029 Royal St Apt B	New Orleans	LA	70117
Ivy Nicole Carter	4029 Royal Street	New Orleans	LA	70117
Current Resident	4030 Royal St	New Orleans	LA	70117
Current Resident	4033 Dauphine St	New Orleans	LA	70117
Current Resident	4035 Dauphine St	New Orleans	LA	70117
Current Resident	4036 Dauphine St	New Orleans	LA	70117
Current Resident	4037 Dauphine St	New Orleans	LA	70117
Current Resident	4100 Dauphine St	New Orleans	LA	70117
Current Resident	4100 Royal St	New Orleans	LA	70117
Authority Of New Orleans Housing	4100 Touro St	New Orleans	LA	70122
Joseph Patrick Seppi	4101 A Dauphine St	New Orleans	LA	70117-7011
Current Resident	4101 Dauphine St	New Orleans	LA	70117
Jack D Jackson	4102 Dauphine St	New Orleans	LA	70117-5315
Current Resident	4103 Dauphine St	New Orleans	LA	70117
Current Resident	4104 Dauphine St	New Orleans	LA	70117
Current Resident	4107 Dauphine St	New Orleans	LA	70117
Current Resident	4108 Dauphine St	New Orleans	LA	70117
Alex A Vullo	4109 Dauphine St	New Orleans	LA	70117- 701
Current Resident	4110 Dauphine St	New Orleans	LA	70117
Christian E Rodriguez	4111 Dauphine St	New Orleans	LA	70117

Benita P Saitua	4112 Dauphine St	New Orleans	LA	70117
Current Resident	4113 Royal St	New Orleans	LA	70117
Current Resident	4114 Dauphine St	New Orleans	LA	70117
Current Resident	4114 Royal St	New Orleans	LA	70117
Current Resident	4115 Royal St	New Orleans	LA	70117
Current Resident	4117 Royal St	New Orleans	LA	70117
Andrew G Haggerty	4118 Dauphine St	New Orleans	LA	70117
Current Resident	4119 Dauphine St	New Orleans	LA	70117
Shawntel M Stewart	4119 Royal St	New Orleans	LA	70117-7011
Current Resident	4120 Dauphine St	New Orleans	LA	70117
Benita P Saitua	4121 Dauphine St	New Orleans	LA	70117
Current Resident	4123 Dauphine St	New Orleans	LA	70117
Ronald P Bermingham	4123 Royal St	New Orleans	LA	70117
Current Resident	4127 Dauphine St	New Orleans	LA	70117
Current Resident	4127 Royal St	New Orleans	LA	70117
Current Resident	4130 Dauphine St	New Orleans	LA	70117
Jeremy R Hope	417 Loma Vista Terrace	Pacifica	CA	94044
Adam Papendieck	4200 Dauphine St	New Orleans	LA	70117- 0
Current Resident	4200 Royal St	New Orleans	LA	70117
Current Resident	4201 Dauphine St	New Orleans	LA	70117
Current Resident	4201 Royal St	New Orleans	LA	70117
Current Resident	4202 Dauphine St	New Orleans	LA	70117
Sass Leslie Jr	4203 Dauphine Apt B	New Orleans	LA	70117
Current Resident	4203 Dauphine St	New Orleans	LA	70117
Current Resident	4205 Dauphine St	New Orleans	LA	70117
Current Resident	4206 Dauphine St	New Orleans	LA	70117
Current Resident	4207 Dauphine St	New Orleans	LA	70117
Current Resident	4207 Royal St	New Orleans	LA	70117
Vann H III Joines	4208 Dauphine St	New Orleans	LA	70117
Mark R Jagger	4210 Dauphine St	New Orleans	LA	70117-5317
Flavor League LLC	4213 Chartres St	New Orleans	LA	70117

Current Resident	4213 Dauphine St	New Orleans	LA	70117
Michael C Hankins	4213 Royal St	New Orleans	LA	70117
Current Resident	4214 Dauphine St	New Orleans	LA	70117
Current Resident	4215 Dauphine St	New Orleans	LA	70117
Peter W Blair	4216 Dauphine St	New Orleans	LA	70117
Current Resident	4218 Dauphine St	New Orleans	LA	70117
Current Resident	4218 Royal St	New Orleans	LA	70117
Current Resident	4219 Royal St	New Orleans	LA	70117
Ian T Wood	4221 Dauphine St	New Orleans	LA	70117-5316
Current Resident	4224 Royal St	New Orleans	LA	70117
Current Resident	4225 Dauphine St	New Orleans	LA	70117
N & D Industrialsupply Inc	4227 Royal St	New Orleans	LA	70117
Current Resident	4229 Dauphine St	New Orleans	LA	70117
Current Resident	4229 Royal St	New Orleans	LA	70117
Current Resident	4300 Royal St	New Orleans	LA	70117
Kinney John Mc	4301 Dauphine St	New Orleans	LA	70117
Anna V Putnam	4311 Chartres St	New Orleans	LA	70117
Pelican Royal LLC	4311 Toulouse St	New Orleans	LA	70119
Current Resident	4313 Chartres St	New Orleans	LA	70117
Current Resident	4314 Royal St	New Orleans	LA	70117
Current Resident	4315 Dauphine St	New Orleans	LA	70117
Current Resident	4315 Royal St	New Orleans	LA	70117
Current Resident	4316 Dauphine St	New Orleans	LA	70117
Current Resident	4316 Royal St	New Orleans	LA	70117
John W III Andrews	4317 Dauphine St	New Orleans	LA	70117
Current Resident	4318 Dauphine St	New Orleans	LA	70117
Frank M Jr Bordelon	4318 Royal St	New Orleans	LA	70117
Current Resident	4319 Chartres St	New Orleans	LA	70117
Current Resident	4320 Dauphine St	New Orleans	LA	70117
Current Resident	4320 Royal St	New Orleans	LA	70117
Current Resident	4321 Chartres St	New Orleans	LA	70117

Current Resident	4322 Dauphine St	New Orleans	LA	70117
Rinktum Ditty LLC	4325 N Ravenswood AV	Chicago	IL	60613
Current Resident	4329 Royal St	New Orleans	LA	70117
Current Resident	4339 Royal St	New Orleans	LA	70117
Vincent Maenza LLC	4511 Young Street	Metairie	LA	70006
Jensenberger Properties LLC	4619 Annunciation St	New Orleans	LA	70115
Travis Collins	48 East 2nd St	Brooklyn	NY	11218
S Champlin Properties LLC	501 Arlington Dr	Metairie	LA	70001
Prytania LLC	505 S 5th St	Champaign	IL	61820
The Praline Connection Inc	542 Frenchmen St	New Orleans	LA	70116
Current Resident	600 Lesseps St	New Orleans	LA	70117
Current Resident	600 Poland Ave	New Orleans	LA	70117
Mary Jayne &Chris LLC	600 Poland Avenue	New Orleans	LA	70117
Current Resident	601 Bartholomew St	New Orleans	LA	70117
Current Resident	601 France St	New Orleans	LA	70117
Current Resident	601 Lesseps St	New Orleans	LA	70117
Current Resident	602 Lesseps St	New Orleans	LA	70117
Current Resident	602 Poland Ave	New Orleans	LA	70117
Current Resident	603 Bartholomew St	New Orleans	LA	70117
Current Resident	604 Lesseps St	New Orleans	LA	70117
Sammie L Williams	607 Bartholomew St	New Orleans	LA	70117
Current Resident	608 Lesseps St	New Orleans	LA	70117
Current Resident	608 Poland Ave	New Orleans	LA	70117
Current Resident	609 Bartholomew St	New Orleans	LA	70117
Current Resident	609 Lesseps St	New Orleans	LA	70117
Current Resident	610 Lesseps St	New Orleans	LA	70117
Current Resident	610 Poland Ave	New Orleans	LA	70117
Current Resident	611 Bartholomew St	New Orleans	LA	70117
Current Resident	611 Lesseps St	New Orleans	LA	70117
Current Resident	614 Poland Ave	New Orleans	LA	70117
Lauren K Swinney	614 Poland Ave #D	New Orleans	LA	70117-4722

Current Resident	615 Bartholomew St	New Orleans	LA	70117
Joseph P Ottati	615 France St	New Orleans	LA	70117
Current Resident	615 Lesseps St	New Orleans	LA	70117
Current Resident	617 Bartholomew St	New Orleans	LA	70117
4314 Royal Street LLC	617 Franklin Avenue	New Orleans	LA	70117
Current Resident	619 France St	New Orleans	LA	70117
Family Irrevocable Trust Brown	619 France Street	New Orleans	LA	70117
Current Resident	619 Lesseps St	New Orleans	LA	70117
Harold L Gee	620 Louisa St	New Orleans	LA	70117
Current Resident	621 Bartholomew St	New Orleans	LA	70117
Current Resident	621 France St	New Orleans	LA	70117
Current Resident	621 Lesseps St	New Orleans	LA	70117
Current Resident	622 Poland Ave	New Orleans	LA	70117
Current Resident	623 Bartholomew St	New Orleans	LA	70117
Patrick T Knudsen	623 France Street	New Orleans	LA	70117
Charles B Maldonado	623 Lesseps St	New Orleans	LA	70117
Current Resident	624 Poland Ave	New Orleans	LA	70117
Current Resident	625 Lesseps St	New Orleans	LA	70117
Current Resident	626 Mazant St	New Orleans	LA	70117
Current Resident	626 Poland Ave	New Orleans	LA	70117
Current Resident	627 France St	New Orleans	LA	70117
Current Resident	628 Poland Ave	New Orleans	LA	70117
Current Resident	629 France St	New Orleans	LA	70117
Current Resident	629 Lesseps St	New Orleans	LA	70117
Current Resident	630 Poland Ave	New Orleans	LA	70117
Grady W Clark	631 France Street	New Orleans	LA	70117
Current Resident	632 Poland Ave	New Orleans	LA	70117
Tyrone H Bonner	633 France St	New Orleans	LA	70117
Current Resident	634 Bartholomew St	New Orleans	LA	70117
Current Resident	634 Lesseps St	New Orleans	LA	70117
Current Resident	634 Poland Ave	New Orleans	LA	70117

Current Resident	636 Poland Ave	New Orleans	LA	70117
Current Resident	638 Bartholomew St	New Orleans	LA	70117
Current Resident	640 Lesseps St	New Orleans	LA	70117
Current Resident	640 Poland Ave	New Orleans	LA	70117
Current Resident	700 Bartholomew St	New Orleans	LA	70117
Current Resident	700 Poland Ave	New Orleans	LA	70117
Current Resident	701 Bartholomew St	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt A	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt B	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt C	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt D	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt E	New Orleans	LA	70117
70170117 LLC	701 Mazant St	New Orleans	LA	70117
Current Resident	702 Poland Ave	New Orleans	LA	70117
Jeffrey L Mayden	703 Bartholomew St	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt F	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt G	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt H	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt I	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt J	New Orleans	LA	70117
Edgar R Sr Williams	705 Mazant St	New Orleans	LA	70117
Mary M Stevenson	706 Bartholomew St	New Orleans	LA	70117-0701
Judie H Richardson	708 Bartholomew St	New Orleans	LA	70117
Richard G & Richard G Allen	708 France St	New Orleans	LA	70117
Current Resident	708 Mazant St	New Orleans	LA	70117
Current Resident	709 Mazant St	New Orleans	LA	70117
Current Resident	710 Bartholomew St	New Orleans	LA	70117
Current Resident	710 Mazant St	New Orleans	LA	70117
Phillip M Cobb	710 Poland Ave	New Orleans	LA	70117
Current Resident	711 Bartholomew St	New Orleans	LA	70117
Current Resident	711 Bartholomew St Apt A	New Orleans	LA	70117

Current Resident	712 Bartholomew St	New Orleans	LA	70117
Current Resident	713 Bartholomew St	New Orleans	LA	70117
Current Resident	714 Bartholomew St	New Orleans	LA	70117
Shee Matthew J Mc	714 France St	New Orleans	LA	70117
Current Resident	714 Mazant St	New Orleans	LA	70117
Maureen Nogrady	715 Bartholomew St	New Orleans	LA	70117
Steiner Charles Jr	715 Lesseps St	New Orleans	LA	70117
Current Resident	715 Mazant St	New Orleans	LA	70117
Current Resident	716 France St	New Orleans	LA	70117
Current Resident	716 Mazant St	New Orleans	LA	70117
Current Resident	717 Bartholomew St	New Orleans	LA	70117
Steven D Mills	717 France St	New Orleans	LA	70117
Ada Sehovic	717 Lesseps St	New Orleans	LA	70117
Current Resident	717 Mazant St	New Orleans	LA	70117
Current Resident	718 Bartholomew St	New Orleans	LA	70117
Ryan C Scully	718 Mazant St	New Orleans	LA	70117
Current Resident	719 Bartholomew St	New Orleans	LA	70117
Current Resident	719 France St	New Orleans	LA	70117
Current Resident	719 Lesseps St	New Orleans	LA	70117
Current Resident	720 Bartholomew St	New Orleans	LA	70117
Antonino Paone	721 France St	New Orleans	LA	70117-0701
Donna M Dicataldo, Micheal S Mehiel	721 Mazant St	New Orleans	LA	70117
Benjamin S White	722 - 724 Lesseps Street	New Orleans	LA	70117
Current Resident	722 Bartholomew St	New Orleans	LA	70117
Current Resident	722 Lesseps St	New Orleans	LA	70117
Curtis L Rosy	722 Mazant St	New Orleans	LA	70117-5434
Current Resident	723 Bartholomew St	New Orleans	LA	70117
Current Resident	723 France St	New Orleans	LA	70117
Christine Blaize	723 Mazant St	New Orleans	LA	70117
Current Resident	724 Bartholomew St	New Orleans	LA	70117
Current Resident	724 Lesseps St	New Orleans	LA	70117

Current Resident	724 Mazant St	New Orleans	LA	70117
Gregory B Caudill	725 Bartholomew St	New Orleans	LA	70117
Wesley A Lee	725 Lesseps St	New Orleans	LA	70117
Current Resident	725 Mazant St	New Orleans	LA	70117
Current Resident	726 Bartholomew St	New Orleans	LA	70117
Lorraine S Flynn	726 Lesseps St	New Orleans	LA	70117
Shelly A Occhipinti	727 France St	New Orleans	LA	70117
Current Resident	727 Lesseps St	New Orleans	LA	70117
Current Resident	727 Mazant St	New Orleans	LA	70117
Current Resident	728 Lesseps St	New Orleans	LA	70117
Valerie M Terkeurst	728 Mazant St	New Orleans	LA	70117
Romona Lois Jordan	729 Bartholomew Street	New Orleans	LA	70117
Current Resident	729 Lesseps St	New Orleans	LA	70117
Roger Kline	729 Mazant St	New Orleans	LA	70117
Current Resident	730 France St	New Orleans	LA	70117
Current Resident	730 Lesseps St	New Orleans	LA	70117
Steven A Smith	731 Bartholomew St	New Orleans	LA	70117
Current Resident	731 Lesseps St	New Orleans	LA	70117
Current Resident	731 Mazant St	New Orleans	LA	70117
Current Resident	732 France St	New Orleans	LA	70117
Peter J Breen	732 Lesseps St	New Orleans	LA	70117
Jeffery Louviere	732 Mazant St	New Orleans	LA	70117
Current Resident	733 Bartholomew St	New Orleans	LA	70117
Current Resident	733 Lesseps St	New Orleans	LA	70117
Current Resident	733 Mazant St	New Orleans	LA	70117
Current Resident	734 France St	New Orleans	LA	70117
Current Resident	734 Lesseps St	New Orleans	LA	70117
Lee J Celano	736 Lesseps St	New Orleans	LA	70117-7011
Current Resident	736 Mazant St	New Orleans	LA	70117
The Roland J Landry Living Trust Dated September 14,2010 J	737 Lesseps Street	New Orleans	LA	70117
Current Resident	738 France St	New Orleans	LA	70117

Jennifer S Carter	738 Lesseps Street	New Orleans	LA	70117-5317
William J Jr Poznanski	738 Mazant St	New Orleans	LA	70117- 0
Current Resident	739 Lesseps St	New Orleans	LA	70117
Current Resident	740 Mazant St	New Orleans	LA	70117
Current Resident	741 Bartholomew St	New Orleans	LA	70117
Walter K Hurtt	741 Lesseps Street	New Orleans	LA	70117
Current Resident	743 Bartholomew St	New Orleans	LA	70117
James E Nevius	800 France St	New Orleans	LA	70117
Christopher J Songy	800 Lesseps St	New Orleans	LA	70117
Current Resident	802 Lesseps St	New Orleans	LA	70117
Robert J Mcmeekin	805 France St	New Orleans	LA	70117
Current Resident	806 Lesseps St	New Orleans	LA	70117
Current Resident	807 France St	New Orleans	LA	70117
Current Resident	808 Lesseps St	New Orleans	LA	70117
Current Resident	809 France St	New Orleans	LA	70117
Current Resident	810 Lesseps St	New Orleans	LA	70117
Bruce A Germer	811 Burgundy St	New Orleans	LA	70116
Current Resident	811 France St	New Orleans	LA	70117
Bart J Theriot	8117 Cohn St	New Orleans	LA	70118
Current Resident	812 Lesseps St	New Orleans	LA	70117
Current Resident	814 France St	New Orleans	LA	70117
Kathryn Vg Rose	814 France Street	New Orleans	LA	70117
Alice Baker	815 France St	New Orleans	LA	70117
Current Resident	816 France St	New Orleans	LA	70117
Joyce J Clark	816 Mazant St	New Orleans	LA	70117
Robert L Joy	819 France St	New Orleans	LA	70117
John W Jr Andrews	819 Lesseps St	New Orleans	LA	70117-7011
Current Resident	819 Mazant St	New Orleans	LA	70117
Current Resident	821 France St	New Orleans	LA	70117
David M Weis	821 Mazant St	New Orleans	LA	70117
Anthony J Eschmann	822 Lesseps St	New Orleans	LA	70117

Darleen J Levy	823 St Louis St	New Orleans	LA	70112
Philip A Arnolds	831 Pauline St	New Orleans	LA	70117
Frank A Koerner	8714 Glenhaven Dr	Shreveport	LA	71106
Robyn C Halvorsen C/O James Downman	906 Desire Street	New Orleans	LA	70117
Environmetal Aid Fund Ltd C/O Marcus Hunter	900 St John St	Monroe	LA	71202
John Guarnieri	1019 Bartholomew St	New Orleans	LA	70119
Roy W Dunn	4218 Royal St	New Orleans	LA	70117
Adam M Kelley	626 Poland Ave	New Orleans	LA	70117-4722
Michael R Robillard	724 Bartholomew St	New Orleans	LA	70117
Ramon B Omes	1421 Montgomery St	Mandeville	LA	70448
Derrick R Breston	3801 Royal St	New Orleans	LA	70117
Greenbull Enterprises LLC	4512 Young St	Metairie	LA	70006
Daniel J Dwyer	609 Bartholomew St	New Orleans	LA	70117
Kurtis W Gills	716 France St	New Orleans	LA	70117
Sophie Mauffray-Howell	718 Bartholomew St	New Orleans	LA	70117
John C.S. Russell	719 Lesseps St	New Orleans	LA	70117
Miranda Restovic	719 Lesseps St	New Orleans	LA	70117
Stephanie B Murray	738 France St	New Orleans	LA	70117-5321
Tommie L Lockhart	901 Summerwood Ln	Garland	TX	75044
Stephen P Graffeo	James E Wiegand 715 Mazant Street	New Orleans	LA	70117
Millwork & Fabrication Axis	LLC 601 France St	New Orleans	LA	70117
Douglas Minich	Michael J Ducote 3548 Dauphine Street	New Orleans	LA	70117
Alice Shaffer	P.O. Box 9508	Metairie	LA	70055
Richard L Myrland & Brandon R Zemlo Revocable Trust	7213 Evans Mill Rd	Mc Lean	VA	22101
Roy W Dunn	4218 Royal St	New Orleans	LA	70117
Toni J Holland	W144n10047 Sun Valey Trail	Germantown	WI	53022
Councilmember Krisint Gisleson Palmer	City Hall, Room 2W70, 1300 Perdido Street	New Orleans	LA	70112
Bywater Neighborhood Association C/O John Guarnieri	P.O. Box 3191	New Orleans	LA	70177
Neighbors First for Bywater C/) Julie Jones	827 Louisa Street	New Orleans	LA	70117
Carolyn Leftwich	621 Bartholomew St	New Orleans	LA	
Denise Strong	1127 Alavar St	New Orleans	LA	denstrg@yahoo.com
Jessica Rhodes	832 France St	New Orleans	LA	garhodes@gmail.com
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M. Owings	3625 Dauphine St	New Orleans	LA	
Bettina Reuther	1029 Montegut	New Orleans	LA	bettinareutter@gmail.com
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Williams	931 France	New Orleans	LA	puigwills@yahoo.com
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Spencer Gordon	733 alvar	New Orleans	LA	spencer@spencergo.com
Eve Abrams	1028 Montegut	New Orleans	LA	eveabrams@gmail.com

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Neighborhood Participation Program Summary Report

**4100 Royal St.
City of New Orleans**

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 4100 Royal St. and is bounded by Royal St., France St., Chartres St., and Mazant St. on Square 131 in the 3rd Municipal District. The property is currently split zoned HMC-2 Historic Marigny/Treme/Bywater Commercial District and HMR-3 Historic Marigny/Treme/Bywater Residential District. In order to develop the site, HANO is requesting a zoning change to HM-MU Historic Marigny/Treme/Bywater Mixed-Use District which is consistent with the City Master Plan's Future Land Use Map (FLUM) designation of Historic Core Mixed Use. New construction will require a landscaping and storm water management plan. It will be a new residential development that will create 90 affordable housing units and 60 market rate units. The apartments will be three bedrooms, two bedrooms, and one bedroom units with off-street parking.

This report provides a summary of contact with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contact: Nicole Webre

2131 Bienville St. New Orleans, LA 70112

(504) 605-3699, nicole@webreconsulting.com

Neighborhood Meeting: Tuesday, October 16, 2018 at 6:30pm

Stallings St. Claude Recreation Center, 4300 St. Claude, New Orleans, 70117

Correspondence and Phone Calls:

August 27, 2018; 4:00PM: Initial Meeting with HANO, ITEX and Bywater Neighborhood Association (BNA) at HANO; 4100 Touro St., New Orleans, LA.

August 29, 2018; 3:00PM: Initial Meeting with HANO, ITEX and Neighbors First for Bywater (NFB) at HANO; 4100 Touro St. New Orleans, LA.

September 5-6, 2018: Email Communication with BNA and NFB to rate architectural designs in Bywater and Faubourg Marigny and responding to NFB's question on zoning request.

September 10, 2018: Invitations to the first stakeholder meeting, September 18, 2018, and the second stakeholder meeting, October 9, 2018, were sent to the neighborhood associations, At-Large City Council offices and Councilmember Gisleson Palmer's Council office.

September 12, 2018; 7:00PM: Listening Session with NFB Board and Councilmember Gisleson Palmer Staffer. Notes from the meeting are attached.



September 18, 2018: First Stakeholder meeting held at Holy Angels Cafeteria, 3500 St. Claude Ave., New Orleans, LA. The meeting began at 6:30PM.

October 1, 2018: NPP Invitation is mailed to all neighbors from CPC address list provided and emailed to Councilmembers Moreno, Williams and Gisleson Palmer and to the neighborhood associations.

October 4, 2018: First Stakeholder meeting minutes are distributed to neighborhood associations, Council Offices and attendees.

October 9, 2018; 6:30PM: Second Stakeholder meeting held at Stallings St. Claude Recreation Center, 4300 St. Claude, New Orleans, LA.

October 16, 2018; 6:30PM: NPP meeting with 66 community members held at Stallings St. Claude Recreation Center, 4300 St. Claude, New Orleans, LA.

October 27, 2018: Second Stakeholder meeting minutes are distributed to neighborhood associations, Council Offices and attendees.

August 27-Nov 12, 2018: Multiple phone calls and emails to discuss the project with neighbors and neighborhood association leaders. Email communication is included with this report.

Nov. 21, 2018: NPP Meeting Minutes and follow-up answers to questions are emailed to NPP meeting attendees, BNA, NFB and Council Offices. The meeting minutes from the first and second Stakeholder meetings and the NPP PowerPoint were also attached.

December 3, 2018; 2:00PM: Meeting between ITEX, HANO, DNA Workshop, BNA, NFB and Gisleson Palmer staff after November 27th ARC meeting held at New Orleans City Hall. There were 8 members invited from both BNA and NFB. The design of the building was discussed. Input was received from BNA and NFB. A second meeting is scheduled for 10:00AM January 7, 2019, to review revised plans.

January 17, 2019; 10:30AM: Meeting at New Orleans City Hall, second floor conference room, between ITEX, HANO, DNA Workshop, NFB and Gisleson Palmer staff. This meeting was a follow up after the small group meeting held December 3rd held at New Orleans City Hall. Two design options were presented to the group. Input was received from NFB attendees. A follow up meeting will be scheduled with BNA members as they were not able to be present at this meeting.

Results: Webre Consulting hosted the meeting. We set up at 5:30PM. Attendees began trickling in at approximately 6:00PM. 66 community members attended the meeting out of 370 invitations sent. The presenters highlighted the required handouts, explained the reason for the requested zoning change, explained the scope of the proposed project, reviewed the PowerPoint presentation and answered attendees' questions. Following is a list of questions and concerns brought up by attendees and responses provided:

- HDLC doesn't review design?
A: HDLC only has an advisory role – they give advice on architecture, exterior, etc.
Updated answer: DNA Workshop submitted the development plans through the One Stop App as a New Construction application on Monday, October 22, 2018. The application has been



placed on the Agenda for the November 27th, 2018 HDLC Architectural Review Committee meeting.

- Too big, looks like prison, use parking for play space needed for children to play and community activities. Make into housing units, fewer people.
- The height and density of the HANO Facility is inappropriate for the historic character of Bywater. The problem of density is further problematic because of the adjacent “hostel” and the proposed cruise terminal across Charters. This project flies in the face of the historic lessons of the high-rise public housing.
- The project ignores the Bywater’s architectural context and the density of the population on each residential block. It provides inadequate social, recreational public space amenities for the proposed residents.
- Opposed. Should be all affordable. No zoning change should be required. Should be less dense.
- I live on 600 block of France St and I’m totally against ingoing – outgoing vehicles to access parking area as proposed. I suggest it flipped to Mazant St. so as not to effect entire block of homes.
- Traffic will be too heavy for that area. What type of businesses after NOLA sells? Low income in New Orleans will last longer than 15 years. 15 years for low income then out does not serve New Orleans.

A: Low-income housing tax credits are approved through Louisiana Housing Corporation. Minimum is 15 years, maximum is 30 or 45 years.

Q: Have you applied yet?

ITEX - We are working on it. HANO’s (the property owner) mission is to provide affordable housing beyond 15 years. We often re-apply for tax credits after 15 years. This designates the site for affordable housing for longer and enables us to do needed repairs and 15 years.

HANO - will always own the land. HANO won’t own the building. HANO has the first right to purchase the building after 15 or 45 years. All debt on property will be owed to HANO.

- Has traffic study been conducted regarding the traffic that would be added to France St. for the 150 cars, plus cars for visitors?

A: Not yet. The City has a review process which includes the design, the stormwater management plan and the landscaping plan. A traffic study is not required, but it is valid point. We will follow-up with a longer response.

Updated answer from ITEX: Typically, we would do one if required by the City for permitting or required by a lender or investor, but we have not been required to produce one at this time.

- Yes to affordable housing for low income residents! I support making all units affordable housing for low income residents.
- How does this proposed building transition to align with the historic houses on France St. as well as said is required for Historic Mixed Core?

A: 55’ portion along current HMC-2 portion, abuts HMC-2. Drops down to 40’ at current HMR-3 portion, then down to 25’.

- How will base flood elevation be addressed? Isn’t height measured to top of parapet wall not roof?

A: Height will all be less than 55’, to parapet wall.

- Why is this redevelopment so much more dense than other HANO redevelopments? Why is the property denser than the previous development at this site?

A: Examples of other HANO developments HANO owns: Guste 3 multifamily, 49 units on one acre. (Mazant Royal is on 1.88 acres.) Iberville Phase 3 multifamily building – 73 units on 1.4 acres, Lafitte Senior development...(interrupted)



Q – Why is this so dense?

A – HANO was tasked to maximize the affordable housing and specifically on this property.

Q: Who tasked them to do this?

HANO: We have a challenge in New Orleans as far as affordable housing units available. All HANO lots were purchased with HUD money to put in public housing. That doesn't work anymore. The Federal Government gives us \$300/unit regardless of the size of unit. We do mixed-income now; for each affordable unit, we need 2 market rate units to make money. We tasked the developer to maximize density because of the need for affordable housing. Opportunity was in this neighborhood and at Uptown sites. Opportunity for developers was not at other locations. This neighborhood gives maximum return, unlike others. We have to maximize the opportunities we have because that is our mission.

- Will this site always stay mixed-income, or will it resort back to the developer and become all market rate?
- Without financing, how do we know how long the affordable rents will last? As few as 15 years? That's a very bad deal for the neighborhood.

ITEX: It is our intention to keep this property as mixed income in perpetuity.

Q: Have you ever done this before?

ITEX: Yes. ITEX started 35 years ago. We started out with nothing but a small portfolio of nothing but section 8 properties. ITEX has never sold a property. We are long-term investor and holder. We have resyndicated all those properties since.

Q: What does resyndicated mean?

A: Reapplying for tax credits, extending affordability for 15 years.

Updated answer from ITEX: We would seek a new allocation of credits to preserve an existing LIHTC property. The new allocation of credits can help with rehabilitation and upgrades to make an older property more marketable and sustainable after the initial 15-year compliance period. This would allow us to make needed repairs to the property and extend the affordability, at minimum, another 15 years.

HANO: Public housing (as opposed to section 8 properties) can't be sold to a developer without HUD's permission.

- Do you expect any federal funding? If so, won't this prompt section 106 review?
ITEX: This will require us to go thru SHPO and environmental part because we will have Project Based Vouchers (PBV units) on this property. Because it is a mixed finance project it will need to go through a mixed-finance review.
- Why is it only 60% affordable housing? Will the affordable housing be permanent – in perpetuity – or phased out?

ITEX: Because rents are deeply subsidized on the affordable side, we are trying to balance that out with a mix of market rate units. Because the market rate units and the tax credit units are higher than what the subsidies that they typically get. That allows us to leverage more money, more debt, to borrow in order to make a project like this feasible.

- If density bonus is given – it remains for the life of the building. If given Affordable Housing - should remain for life of the building.

A: The density bonus allows for smaller units. It allows a 30% reduction in the unit size. The units are 750sf for a 1 bedroom, 900sf for a 2-bedroom unit, and 1200sf for 3 bedrooms. For example, with the density bonus, what would be allowed is a 360sf/unit reduction on a 3-bedroom unit. The current zoning under HMC-2 and the proposed zoning HM-MU allows 600 sq. ft.



DNA: However, the units will not be reduced in size per HUD requirements. What you see on the plans is what we will provide. They will be very nice apartments. All the units will be the same, the affordable units are exactly the same as the market rate units.

- Majority white neighborhoods have consistently opposed affordable housing developments in New Orleans. Everyone says it is about parking and density, but the result is the same: NIMBYism is how you maintain segregation and exclusive white communities. It would be nice if just once a neighborhood took a different path.
(angry yelling, swearing, people leave)

- How can the need for affordable housing while maintaining the quality of life for current neighborhood residents and residents of the project? Question from audience - How do we balance the need for affordable housing while maintaining the quality of life for residents? At a certain size, the quality of life for the neighborhood and residents in that community suffer.

Updated answer from HANO: We believe that this medium density, medium height, mixed-income development will provide a higher quality of life for the residents and will play an important role in meeting the city's goal to increase affordable housing opportunities for its residents.

- What is appropriate ratio of affordable/low-income/market rate housing that is proven to make for a viable, healthy community. Some experts say 20% - 50%: market rate. Is senior housing with universal design included?

ITEX - It depends on the development, the location and the need. There is not a magic formula or set standard of affordable to market rate that makes really any deal work. It's based on what funds are available at that time and what the opportunities are and the needs in that community.

Presenter highlighted past local HANO developments – River Gardens is 40% affordable and 60% market rate. Iberville is 66% affordable and 34% market rate. Columbia Park is 74% affordable and 26% market rate. NW gave examples of local private developments: Falstaff is 50% affordable and 50% market rate. The Preserve is 40% affordable and 60% market rate.

Q: Are these all up and running, these examples?

A: Yes. All of those are currently operating.

- Is senior housing with universal design (accessible) included?

ITEX - This development is for the general population, families and seniors.

HANO - There are 51 1-bedroom units. 1-bedroom units typically go to elderly people.

- Are there any other HUD housing units that are 55' located in the City? If so, where?

Updated answer from HANO: Below is information gathered from public information sources on mixed-income housing built in New Orleans, which may include HUD-assisted units and low-income housing tax credit units (which is not a HUD program.)

Development	Address	Stories	Units
Bourgogne	2930 Burgundy	5	70 units, 7 affordable
The Preserve	4301 Tulane Ave	4	183 units, 74 affordable
Harrell Bldg/King Rampart	1409 Oretha Castle Haley	5	70 units, 49 affordable
The Muses	1720 Baronne St	4	263 Units, 234 affordable
The Terraces on Tulane	3615 Tulane Avenue	6	200 units, 200 affordable
The Meridian	750 S Jefferson Davis Pkwy	4	72 units, 72 affordable
The Crescent Club	3000 Tulane Ave	4	228 units, 90 affordable

- Opposed. Why don't you build housing on a low-rise residential scale? Similar projects such as St. Bernard could be used as a model.



Updated answer from HANO: We believe that this medium density, medium height, mixed-income development will provide a high quality of life for the residents and will play an important role in meeting the city's goal to increase affordable housing opportunities for its residents.

- Is there a study conducted about how the airflow from the Mississippi will be impacted by the rest of the neighborhood/city if high rise buildings are allowed on the riverfront?

A: The zoning currently allows 50'. What is proposed is 55' facing the river and then it steps down to 40' and 25'.

Updated answer from DNA: This property would not be considered high-rise. The International Building Code dictates the definition of high-rise as follows: "Buildings with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access.

- What would be the plan if the zoning change to HU-MU (Correction - HM-MU) is not approved?

Updated answer from HANO: HANO would have to reformulate the development plan to seek an increase in density at other properties in the neighborhood.

- This project is totally out-of-scale for the historic neighborhood. The current zoning is there for a reason: to protect the surrounding historic neighborhood for inappropriate development.

Updated answer from HANO: HM-MU zoning is within 2 blocks on both sides of the site.

- You want the zoning change before financing is in place? Outrageous! What's to keep you from changing your plans after that?

ITEX: We can't secure financing without the zoning change.

- Do we have any chance at all of having a revised design to better reflect the nature of the neighborhood? (For example, the houses on Orleans) – it is not consistent (as defined in the master plan.)

A: We can get input 1-on-1 more in depth on design.

Updated answer from DNA: DNA Workshop submitted the development plans through the One Stop App as a New Construction application on Monday, October 22, 2018. The application has been placed on the Agenda for the November 27th, 2018 HDLC Architectural Review Committee meeting.

- What about stormwater runoff?

A: A stormwater management plan will be reviewed by City. Comments from attendee: You are taking away 1.8 acres. That site holds water. I can tell you because I just walked my dog over there and it is wet.

DNA: You can't leave it any worse than it is right now. The drainage will be improved by developing the site. Any type of infrastructure improvements that are needed, so there are no negative impacts on the neighborhood, will be done.

- What is projected number of tenants?

A: There are 150 units. 51- one bedrooms; 78- 2 bedrooms; 21- 3 bedrooms. From the room: This will bring 500 new people to the neighborhood.

Updated answer from DNA: The property will bring closer to 420 new residents to the neighborhood. Two residents per one-bedroom unit, three residents per two-bedroom units and four residents per three-bedroom units.

- Parking is total insufficient. People who can afford fair market housing are not cyclists.
- When the 2-story building was there, I got robbed out front of my house by 2 men that ran in there. I am worried crime will go up.

Updated answer from HANO: HANO Police Department has statistics that show crime in HANO-funded developments is no different than non-HANO neighborhoods.

- Is parking lot concrete or permeable? Where does rainwater go?

A: DNA: The parking lot will be concrete with appropriate drainage. Permeable paving will be added as needed, per the City regulations, but it is not currently planned. Q: So, the center part will not



be permeable? DNA - All of the courtyard is permeable. That would be something reviewed, prior to any building permits being issued. There would be a storm water management plan that would address permeable and non-permeable surfaces.

- What about the quality of life for the residents of this development – no green space?

A: DNA – There is a large green space in the middle. There are Interior common areas, a large courtyard and eventual rooftop terraces. Q: Who has access to this? A: Accessibility is available to all the residents.

- 1. Too many units! Go back to 56. 2. Too high! A step back is not a lower rise. 3. Project is not conducive to neighborhood – loss of green space surrounded by buildings is not green space.
- Have you considered the impact of the construction process on residents and businesses? Attendee stands up to clarify his comment card. We are watching the Saxony development going up. As this development begins, sidewalks will not be accessible. Where will the construction fences go? Routinely there will be cranes on streets blocking access to homes and residents. As the owner of The Joint BBQ, how will this affect my business? What is my business to do? I am opposed to this development because of its density.

ITEX: We will follow up. We haven't gotten to the construction phasing yet, but typically we will contain the construction within the property and minimize off-site spaces used. Previous infill projects kept equipment within property lines.

Follow up Question: What happens when the train sits and blocks traffic?

A: Pre-construction meetings will be held with the neighborhood associations and the neighbors and we will address all these concerns.

- What will happen to the 11 trees on the lot?
- 4 trees registered with live oak society. Inappropriate scale. Original proposal was 150 units on 18 properties, this is inconsiderate consolidation.

A: The plan is to salvage as many trees as possible. Question from attendee: What happens to the 4 registered live oak society trees?

A: 4 trees on live oak society – we will find out about that.

Updated Answer: These trees were registered by Jessica Rhoades on October 15, 2018 the day before the NPP meeting. Registration of a Live Oak is open to anyone who submits a form:

https://www.lgcfin.org/uploads/1/5/1/2/15124054/los_application_form.pdf

A: As to the original proposal, I went back to HANO meeting minutes. On August 1, 2017, it was 156 units. The master plan was approved by the board with only 4 homeownership opportunities. Now we are looking at 150 units with 10 homeownership opportunities on the scattered sites - 5 of which are market rate and 5 are for affordable housing opportunities. (loud talking) From audience – it was originally 56 units. A: Originally when HANO accepted RFQs in 2015-2016. As far as the latest proposal in 2016, ITEX had proposed 50 units. HANO asked for more units. They needed to maximize the number of affordable housing units.

Updated answer from HANO on the 18 properties: Of the 18 properties awarded to ITEX, 11 of them comprise the Mazant block.

- I propose you not build upon green space, currently and for nearly 12 years used by the community as well as serving vital storm water management.... grossly out of proportion to neighborhood.
- Big box inappropriate. Should be mixed housing types. Ex: Highpoint in Seattle and fit into the neighborhood. Ex: townhomes of Capital City - DC with street entrances. 2. How will segregation be avoided if market rate apartments with views get top dollar rent? 3 The building does not allow for people interaction on the street. 4. Balconies should be recessed, if there are any at all.



ITEX - As to the affordable units, we do not set aside certain units for affordable and others for market rate. All the affordable units are integrated throughout the development. They all have the same quality, all built the same, same finishes, appliances, amenities, etc. They are all exactly the same. The price is not based on location within the property.

- Why can't you distribute some of the density among various sites in Marigny/Bywater? A: If you would like to stay after and talk with the architects about design, that would be great. Updated answer from HANO: If we are unable to pass a zoning change, this would be the next option. We would look to significantly increase density at other properties in the neighborhood.

- The structure as designed as well as the plans do not at all fit into the tout ensemble of Bywater nor into any this fabric area of this city.
- This project is too large for the area. Amenities for children are totally insufficient. The "den of iniquity" which is being built across the street will even more problems for children and adult residents, zoning change is bad for the area.
- More effort should be made to activate the first floor rather than use for parking. We should have learned this by now. Massing is too much for area.
- The design of the complex is awful. This being a historic neighborhood with many artists. It should be more fitting of Bywater and not an eyesore. It seems oversized with few amenities.
- How much green space will there be for children to play and for general recreation?

Updated answer from DNA Workshop: The proposed courtyard square footage at Mazant Royal is currently 10,080 sq. ft.

Updated answer from HANO: Clouet Gardens is approximately 13,671 sq. ft. Markey Park is .5 miles away and Crescent Park is 2 blocks away.

- CC: What is the split number of bedrooms for market rate and affordable?

Updated answer from HANO:

Unit Type	1 Bedroom	2 bedrooms	3 bedrooms	Total
Affordable	29	45	16	90
Market	22	33	5	60
	51	78	21	150

- Storm water management – essential. Traffic study. Against the development without density reduced. Would like 30-40 low income housing and green space for quality of life.
- Too little retail.
- Too much parking interface to street – people HATE to walk past parking garages.

Attachments:

- 10-12: NPP Meeting Invitation
- 13-17: NPP Meeting Sign-in Sheets
- 18: NPP Meeting Agenda
- 19 - 27: NPP PowerPoint Presentation
- 28-40: Mailing list from CPC and extra attendees
- 41-44: Neighborhood Associations, CPC and Council Invitations
- 45-76: Email Communication
- 77-151: Comment Cards



- 152: Email to Neighbors, Neighborhood Associations and attendees with NPP Minutes and Responses
- 153-166: NPP Minutes with Responses
- 167: HANO meeting Agenda with BNA
- 168: HANO meeting Agenda with NFB
- 169-170: September 12th NFB Board meeting notes
- 171-208: September 19th Stakeholder Meeting Invitation, Agenda, Sign-in sheets, minutes communication and comment cards
- 209-261: October 9th Stakeholder Meeting Invitation, Agenda, Sign-in sheets, Communication, Minutes and Comment Cards
- 262: Sign-in sheets for BNA/NFB small group meeting at City Hall.
- 263: Sign-in sheets for NFB small group meeting at City Hall



October 1, 2018

Dear Neighbor:

We are contacting you on behalf of the Housing Authority of New Orleans (HANO) and the developer ITEX Group to invite you to a Neighborhood Participation Program (NPP) meeting regarding the proposed affordable and mixed-income residential development at 4100 Royal Street (also known as "Mazant Royal"). The property is owned by the Housing Authority of New Orleans, and is bounded by Royal St., France St., Chartres St., and Mazant St. on Square 131 in the 3rd Municipal District.

The property is currently split zoned **HMC-2 Historic Marigny/Treme/Bywater Commercial District** and **HMR-3 Historic Marigny/Treme/Bywater Residential District**. In order to develop the site HANO is requesting a zoning change to HM-MU Historic Marigny/Treme/Bywater Mixed-Use District which is consistent with the City Master Plan's Future Land Use Map (FLUM) designation of Historic Core Mixed Use. New construction will require a landscaping and storm water management plan.

It will be a new residential development that will create 90 affordable housing units and 60 market rate units. The apartments will be three bedrooms, two bedrooms, and one bedroom units with off-street parking. Each unit will have amenities for residents such as its own laundry room with a washer and dryer.

The zoning change application requires that we notify and engage neighbors and property owners to inform you about the request and hold a meeting. This letter is being delivered through First Class U.S. Mail and is an invitation to the meeting and to provide you with the information on the new development.

**The meeting will take place:
Tuesday, October 16th at 6:30 PM
at the Stallings St. Claude Recreation Center, 4300 St. Claude, New Orleans, 70117**

Our application must be heard by the City Planning Commission and the City Council and requires City Council approval. At the meeting, you will have an opportunity to present questions. HANO representatives and the development and property management company ITEX Group will be present. A sign-in sheet will be provided to obtain contact information of attendees so that we may follow-up with additional information.

If you are unable to attend the October 16th NPP meeting, there is an additional informational meeting on Tuesday, October 9th at 6:30 PM at the Stallings St. Claude Center. At both meetings attendees will have opportunity to learn about the zoning request and development, ask questions, and provide input. The October 16th meeting is the official NPP meeting as required by the Comprehensive Zoning Ordinance. Also, I have provided my contact information below so that you may contact our office.

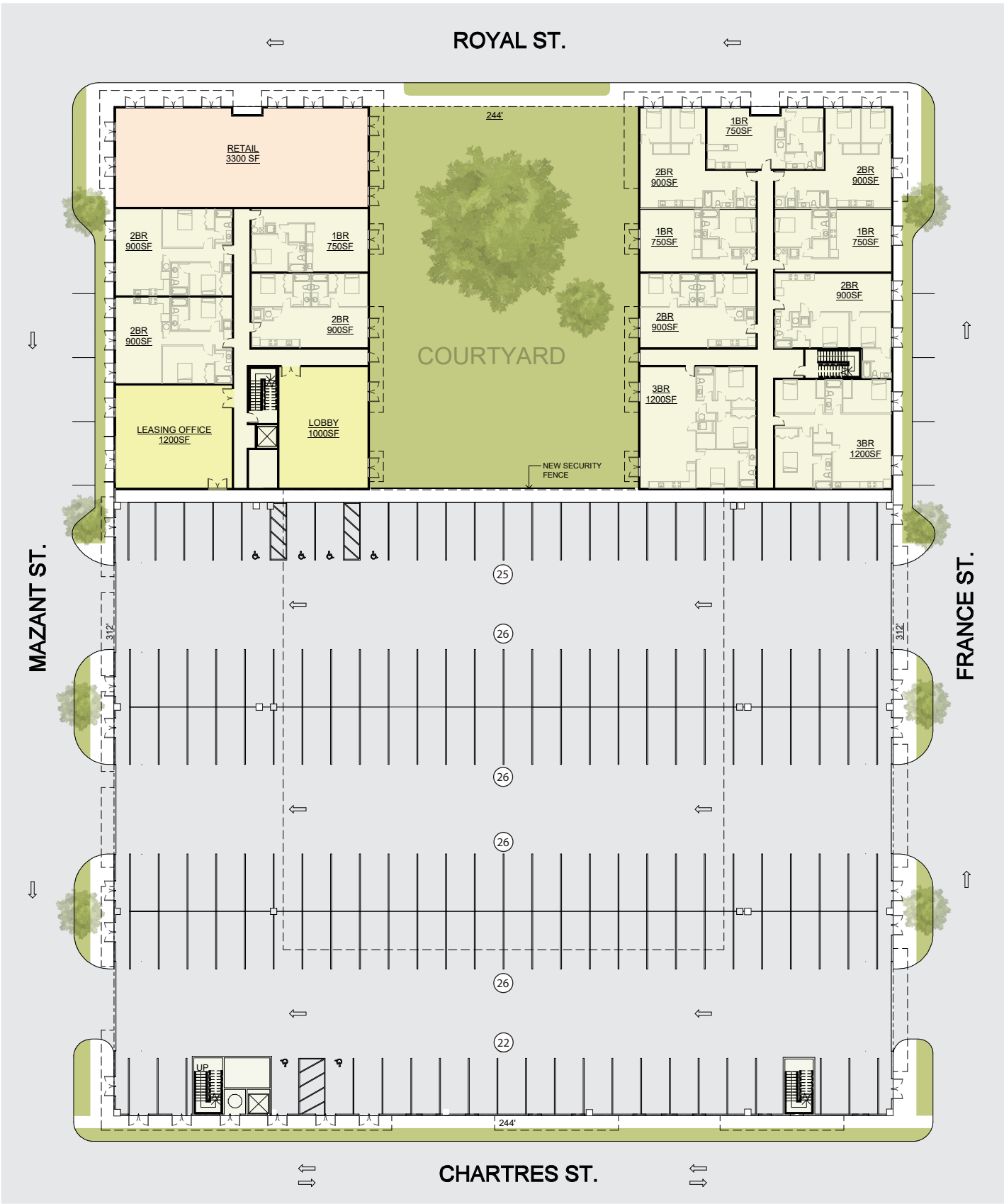


Sincerely,

J. Nicole Webre

Nicole@webreconsulting.com

Office: (504-605-3699)



SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	10,960 SF
LEASING OFFICE	1,200 SF
LOBBY	1,000 SF
RETAIL	3,300 SF
SUBTOTAL	16,460 SF
PARKING	46,900 SF
SECOND FLOOR	
RESIDENTIAL	41,250 SF
SUBTOTAL	41,250 SF
THIRD FLOOR	
RESIDENTIAL	35,400 SF
COMMUNITY CENTER	1,800 SF
SUBTOTAL	37,200 SF
FOURTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
FIFTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
SIXTH FLOOR	
RESIDENTIAL	14,850 SF
SUBTOTAL	14,850 SF
GRAND TOTAL	139,460 SF

UNIT BREAKDOWN

FIRST FLOOR	
1 BEDROOM	4 UNITS
2 BEDROOM	7 UNITS
3 BEDROOM	2 UNITS
LOBBY	1000 SF
LEASING OFFICE	1200 SF
RETAIL	3300 SF
SECOND FLOOR	
1 BEDROOM	19 UNITS
2 BEDROOM	22 UNITS
3 BEDROOM	6 UNITS
THIRD FLOOR	
1 BEDROOM	14 UNITS
2 BEDROOM	19 UNITS
3 BEDROOM	5 UNITS
COMMUNITY ROOM	1200 SF
FOURTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS
FIFTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS

DISTRICTS

BULK REGULATIONS	HMR-3	HMC-2	REZONE TO → HM-MU
MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	MF: 420 SF/DU*
MAX BUILDING HEIGHT	40'	50'	55'
MAX FAR	1.4	2.2	2.5
FRONT YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM	NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM	NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA	15% OF LOT AREA
MIN. OPEN SPACE RATIO	30% (INTERIOR)	30% (MIXED USE)	30% (MIXED USE OR RESIDENTIAL)
OFF-STREET VEHICLE PARKING	EXEMPT	EXEMPT	1 SPACE PER UNIT (FIRST 3,000 EXEMPT)
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS

HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HM-MU: HISTORIC MARIGNY/TREME/BYWATER MIXED DISTRICT
*HMC-2 AND HM-MU DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

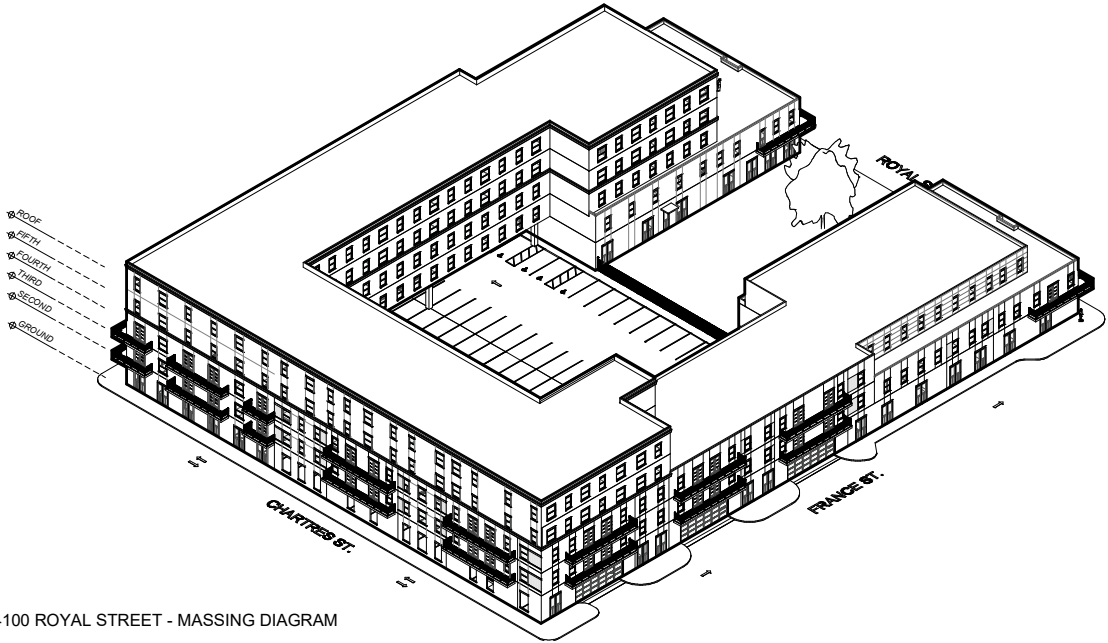
LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HM-MU	78,675 SF	2.5	196,688 SF	23,603 SF
9	4200 ROYAL ST.	HMR-3	5,980 SF	1.4	8,372 SF	1,196 SF

4100 ROYAL STREET

TOTAL SQUARE FOOTAGE: RESIDENTIAL 133,650 SF	
TOTAL PARKING SPACES: 150 OFF STREET 8 STREET	
PARKING LOT SQUARE FOOTAGE: GROSS: 46,750 SF	
TOTAL OPEN SPACE: GRADE - 10,080 SF THIRD FL - 7,600 SF FOURTH FL - 5,920 SF	
4100 ROYAL STREET UNIT MIX: 1BR UNITS (750 SF AVG.) 51 @ 34% TOTAL DEVEL. 2BR UNITS (900 SF AVG.) 78 @ 52% TOTAL DEVEL. 3BR UNITS (1200 SF AVG.) 21 @ 14% TOTAL DEVEL.	
4100 ROYAL STREET	150 TOTAL UNITS

TOTAL DEVELOPMENT

RENTABLE SQUARE FOOTAGES			
51 - 1 BR UNITS	@750 SF	38,250 SF	
78 - 2 BR UNITS	@900 SF	70,200 SF	
21 - 3 BR UNITS	@1200 SF	25,200 SF	
150 UNITS - TOTAL RENTABLE		133,650 SF	



4100 ROYAL STREET - MASSING DIAGRAM



1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/64" = 1'-0"



1 NORTH ELEVATION - ROYAL STREET
1/16" = 1'-0"



2 SOUTH ELEVATION - CHARTRES STREET
1/16" = 1'-0"

NPP Meeting Sign In Sheet

Project Name/Location: 4100 Royal St.

Meeting Date/Time: 10/16/18 6:30pm

Meeting Location: Stallings St. Claude Recreation Center 4300 St. Claude

[illegible]

NPP Meeting Sign In Sheet

Project Name/Location: 4100 Royal St.

Meeting Date/Time: 10/16/18 6:30pm

Meeting Location: Stallings St. Claude Recreation Center 4300 St. Claude

Name	Organization	Address	City, State, & Zip	Phone Number	Email Address
Kathy Brown		619 Franco	NOLA	858 0622	Knewinkerc@yahoo
Nina L		708 Mazant	NOLA		
Patrick Knudsen		623 Franco St	NOLA	(504) 858-0623	pt_Knudsen@yahoo.com
Tet. Breen		732 Lessups St	70117		pbreen@yahoo.com
Shirley H. Younger	BNA	927 Polanco Ave	NOLA 70117	914 522-5640	shirleyh.young@hotmail.com
Jesse Baurm	Big Easy May	701 Lessups St	70117		
ME	ME	715 Bartholomew	70117	504-289-8127	
Margaret Fegan	me	838 Gallier	70117	214 7632508	margaretfegan@gmail.com
John De Priest		4013 Royal St	NOLA 70117	615-509-2615	possumtownjohn@gmail.com
Caleb DePriest		"	"		
Stephen Haidice		3139 Royal	70117		
Matthew Haines		1241 Franco St	70117	636-513-3929	haines-matthew@gmail.com
Judy Bolt		614 Polanco Ave	70117	504-388-5228	judyboltas@gmail.com
M. Owens	NFB	3625 Mauphin	70117	888-7558	mikep95mangas.com
CAROL ANN DIXON	resident/BNA	1019 BARTHOLOMEW	70117	504 812 8481	cdixon@att.net
BERTINA REUTER	-	1029 MONTEGUT ST	70117		bertinareuter@gmail.com
Mimi DiMassa	neighbor	717 Spain	70117	504-235-6777	mimidiassa@gmail.com
MAXWELL CARDULLO		3702 ST CLAUDE AVE	70117	702-492-4781	MAXWELL.CARDULLO@gmail.com
Stephen Soulier	Houma	4218 Royal	NOLA 70117	504-382-3180	SSOULIER@bellsouth.net

NPP Meeting Sign In Sheet

Project Name/Location: 4100 Royal St.

Meeting Date/Time: 10/16/18 6:30pm

Meeting Location: Stallings St. Claude Recreation Center 4300 St. Claude

Name	Organization	Address	City, State, & Zip	Phone Number	Email Address
TINA LARIA		729 LESSOPS ST	NOLA 70117	504-451-7617	CATGIRL70117@yahoo.com
Andy Ryan		3249 Desoto St	NOLA 70119		ryan-andrew59@yahoo.com
SANDRA STOKES	LA LANDMARKS Soc.	600 JULIA	NOLA	225-445-3800	slstokeseearthlink.net
Edie Maryland	Home owner	1127 G/Var	NOLA 70117	225-883-1573	teacher_wood@yahoo.com
Mike Stone	Home owner	1019-1021 Kenton	NOLA 70117		
Gretchen Shotwell	Neighbor	710 Pauline	NOLA 70117	504-920-2235	gshotwell4@cox.net
Lauren McCune	Home owner	4112 St. Claude	NOLA 70117	504-220-7248	LMM2108@gmail.com
Aloby Krey	"	"	"	"	"
Julie Jones	NFB	827 Louisa	NOLA 70117	944-5422	jjones1@wfo.edu
Stephan Sommer	Home owner	21218 Royal 1	NOLA 70117	382-3750	SSOMMER@bellsouth.net
BABBETTE HINES		1035 MAZANT ST	NOLA		BABBETTEHINES@NECOMPUT
A. ESTH MAUN	NFB	822 LESSOPS	NOLA		
Williams	Home owner	931 France St	NOLA 70117	201-927-2034	Puigwills@yahoo.com
Desiree Baigmonte	business owner	738 Poland Ave	NOLA 70117	504-512-1397	djbaita@yahoo.com
Anna B Laeb	BNA	631 Independence N.D		215-694-1416	annabellabeb@gmail.com
Craig Hankins		4213 Royal St	NOLA 70117	601-519-243	CraigNOLA@aol.com
Justin Dye	N/A	732 FRANCE ST.	NOLA 70117	209-380-4886	JUSTINDYE@ME.com
A Theriot	Home owner	943 Poland Ave	70117	—	atheriot72@gmail.com

NPP Meeting Sign In Sheet

Project Name/Location: 4100 Royal St.

Meeting Date/Time: 10/16/18 6:30pm

Meeting Location: Stallings St. Claude Recreation Center 4300 St. Claude

[illegible]

NPP Meeting Sign In Sheet

Project Name/Location: 4100 Royal St.

Meeting Date/Time: 10/16/18 6:30pm

Meeting Location: Stallings St. Claude Recreation Center 4300 St. Claude

[illegible]

Neighborhood Participation Program Meeting Agenda
Tuesday, October 16, 2018 6:30-7:30 pm
Stallings St. Claude Recreation Center 4300 St. Claude

I. Welcome

- Introductions
- Sign-in, handouts, and cards for questions

II. Description of the Project

1. Description of the Zoning Change request
2. Master Plan & Zoning
 - Master Plan FLUM designation is Mixed Use Historic Core (MU-HC)
 - Currently Property is split zoned HMC-2 and HMR-3. Zoning change to HM-MU (Mixed Use).
3. Breakdown of Units and Income Mix:
 - a. 150 units: 51- one bedrooms; 78- 2 bedrooms; 21- 3 bedrooms
 - b. Market Rate Units (40%) 60 units
 - c. Affordable Units (60%) 90 units. Up to 60% AMI & 38 units are Project-Based Vouchers (PBV)
4. City Planning and City Council process
5. HDLC Review and Advisory

III. Questions and Answers

Review submitted comment & question cards (provided to attendees).

IV. Closing

Summarize the meeting discussion and next steps.



I. Welcome

- Introductions
- Sign-in, handouts, and cards for questions

II. Description of the Project

- Description of the Zoning Change
 - Master Plan & Zoning
 - Master Plan FLUM designation is Mixed Use Historic Core (MU-HC)
 - Currently Property is split zoned HMC-2 and HMR-3. Zoning change to HM-MU (Mixed Use).
 - Breakdown of Unit Income Mix
 - Market Rate Units (40%) 60 units
 - Affordable Units (60%) 90 units. Up to 60% AMI & 38 units are Project-Based Vouchers (PBV)
 - 150 units: 51- one bedrooms; 78- 2 bedrooms; 21- 3 bedrooms
- City Planning and City Council process

III. Questions and Answers

- Read cards submitted and respond
- Additional questions
- Arrange follow-up on questions if necessary

IV. Summary

- Summarize the meeting discussion and next steps

Affordable Housing

- Mazant Royal will be a mix of affordable and market rate units.
- Renters are considered rent burdened when their rents are more than 30% of their income. Ex.) \$36,000 income → RENT \$900/month.
- AMI is Area Median Income.

Why do we need affordable housing?

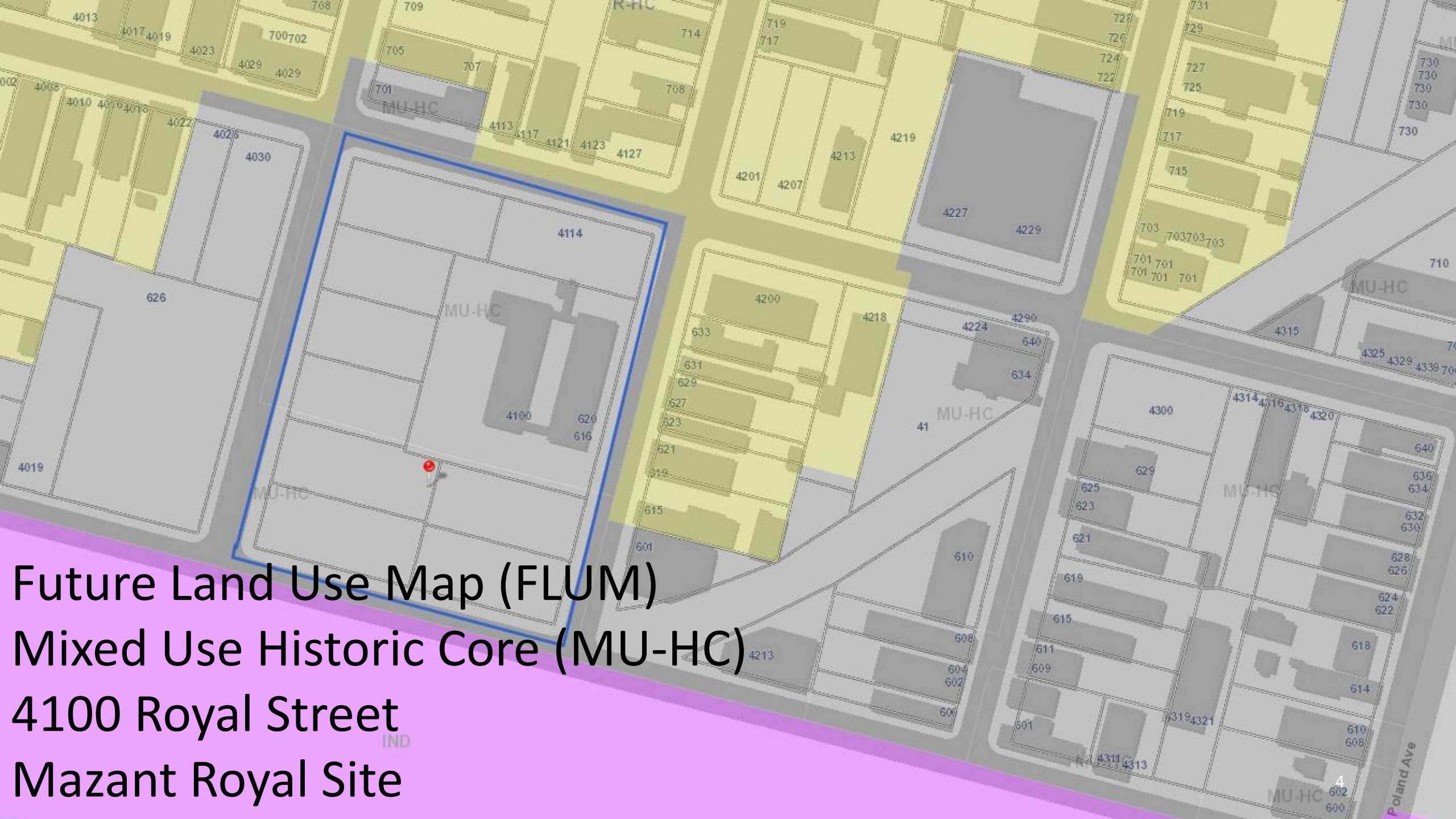
- 153,140 Households in Orleans Parish. 82,295 (54% of households) rent their homes.
- 54,900 are households making wages that are considered low income which means the household's annual income is 80% AMI or less.*
- Currently, HANO has a WAIT LIST of 22,000 families waiting for affordable housing.

*Based on HUD 2018 Housing Assessment survey using the US Census American Community Survey 2011-2015 Datasets.

Low Income Households

30%, 50% & 80% AMI

Persons per Households	1	2	3	4	5	6	7	8
Extremely Low-Income 30%	\$13,800	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380
Very Low- Income 50%	\$23,000	\$26,250	\$29,550	\$32,800	\$35,450	\$38,050	\$40,700	\$43,300
Low-Income 80%	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700	\$60,900	\$65,100	\$69,300



Future Land Use Map (FLUM)
Mixed Use Historic Core (MU-HC)
4100 Royal Street
Mazant Royal Site

MASTER PLAN - MIXED-USE HISTORIC CORE

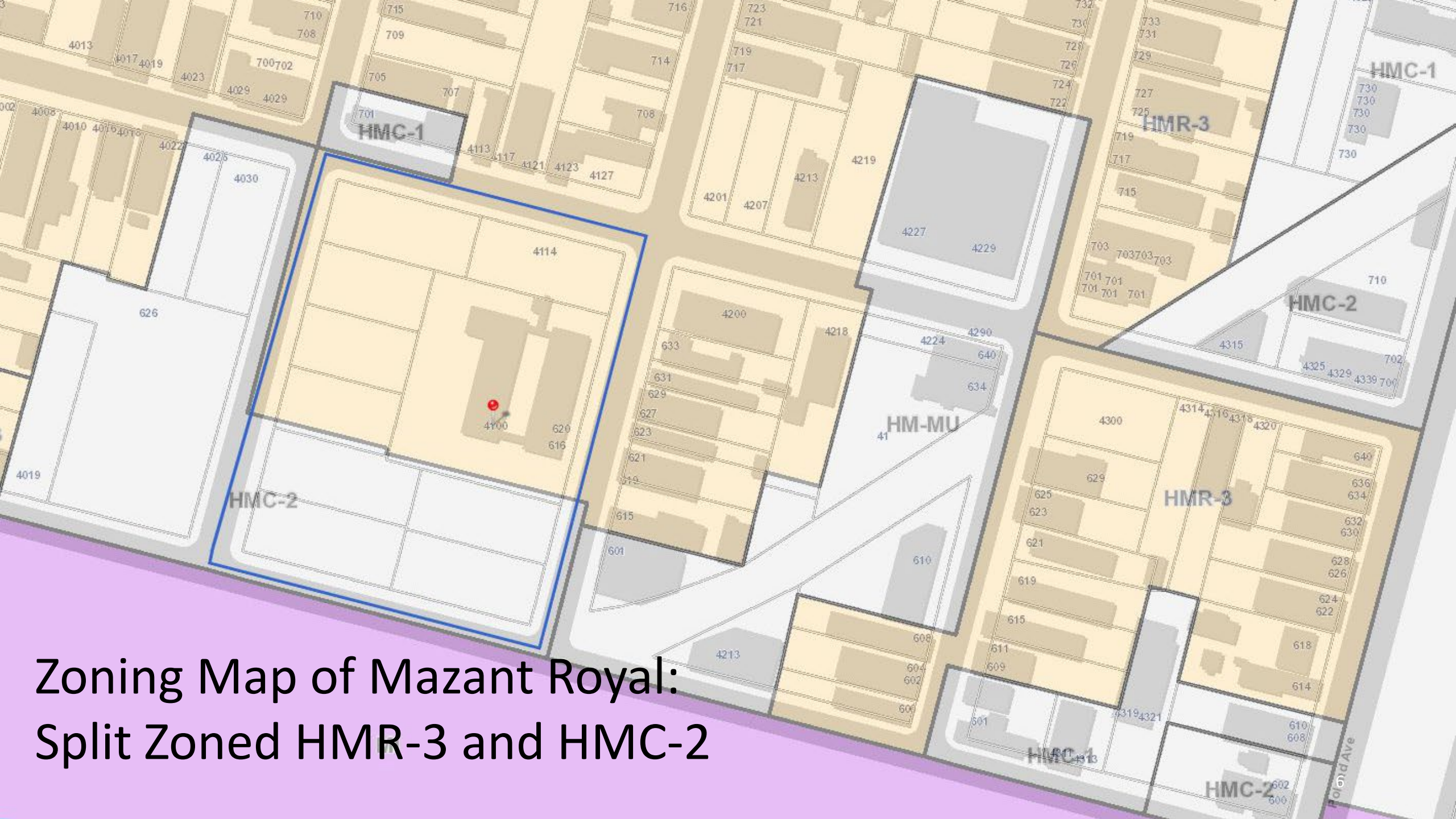
Goal:

Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

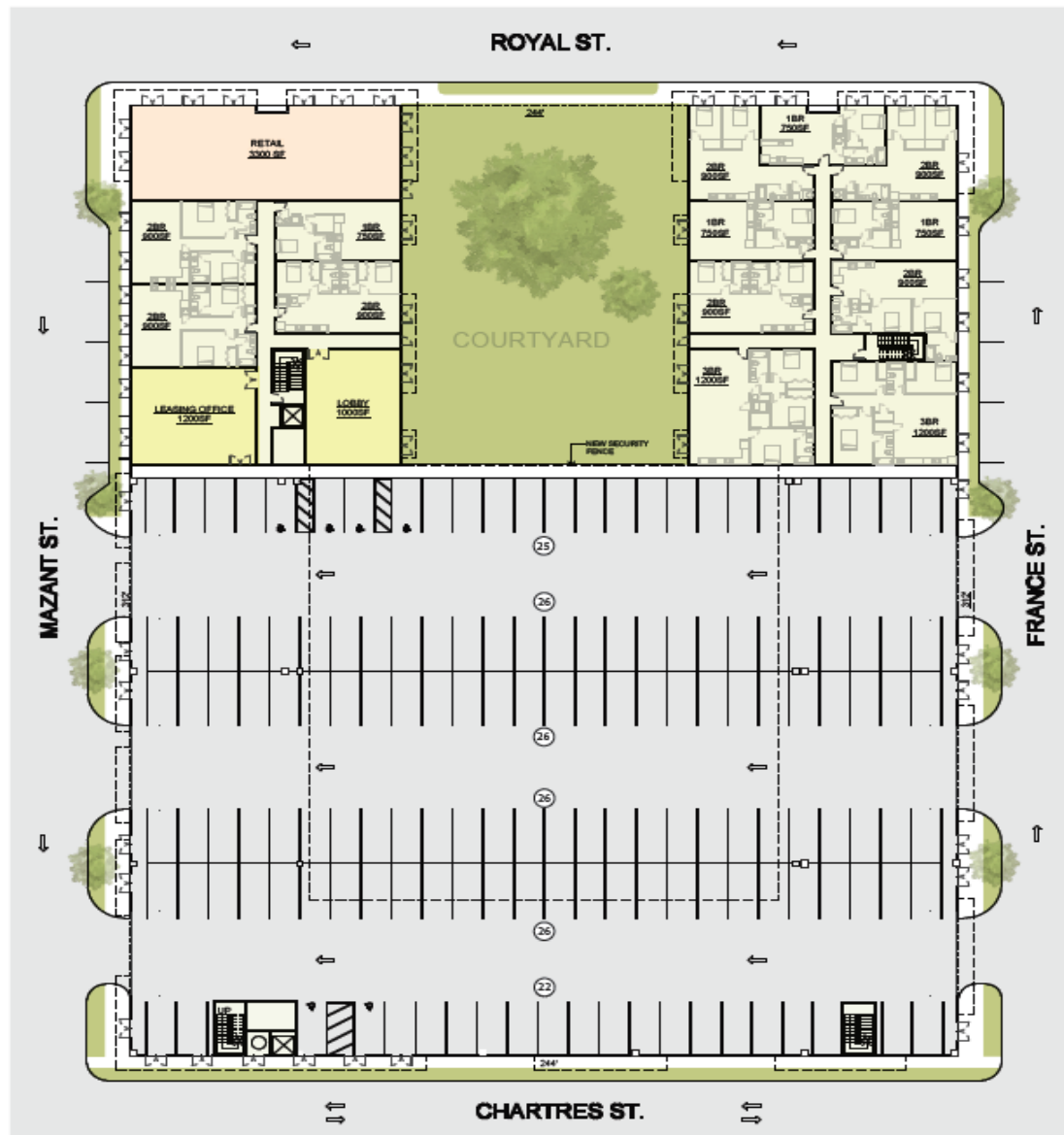
Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character:

The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. **Allow higher residential densities when a project is providing significant public benefits such as longterm affordable housing.** Incorporate risk reduction and adaptation strategies in the built environment.



Zoning Map of Mazant Royal:
Split Zoned HMR-3 and HMC-2



1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/8" = 1'-0"

SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	12,200 SF
LEASING OFFICE	1,200 SF
LOBBY	1,100 SF
RETAIL	3,300 SF
COMMON AREA	2,600 SF
SUBTOTAL	20,400 SF
PARKING	47,300 SF
SECOND FLOOR	
RESIDENTIAL	42,100 SF
COMMON AREA	5,000 SF
SUBTOTAL	47,100 SF
THIRD FLOOR	
RESIDENTIAL	33,700 SF
COMMON AREA	5,100 SF
COMMUNITY CENTER	1,500 SF
SUBTOTAL	40,300 SF
FOURTH FLOOR	
RESIDENTIAL	23,700 SF
COMMON AREA	3,300 SF
SUBTOTAL	27,000 SF
FIFTH FLOOR	
RESIDENTIAL	23,200 SF
COMMON AREA	3,800 SF
SUBTOTAL	27,000 SF
GRAND TOTAL	161,800 SF

UNIT BREAKDOWN

FIRST FLOOR	
1 BEDROOM	4 UNITS
2 BEDROOM	7 UNITS
3 BEDROOM	2 UNITS
LOBBY	1100 SF
LEASING OFFICE	1200 SF
RETAIL	3300 SF
SECOND FLOOR	
1 BEDROOM	19 UNITS
2 BEDROOM	22 UNITS
3 BEDROOM	6 UNITS
THIRD FLOOR	
1 BEDROOM	14 UNITS
2 BEDROOM	19 UNITS
3 BEDROOM	5 UNITS
COMMUNITY ROOM	1200 SF
FOURTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS
FIFTH FLOOR	
1 BEDROOM	7 UNITS
2 BEDROOM	15 UNITS
3 BEDROOM	4 UNITS

4100 Royal St. Mazant Royal Site Zoning Request

HANO's Mazant Royal site, the property is currently split zoned HMC-2 and HMR-3.

Master Plan's Future Land Use Map designates the Mazant Royal site as Mixed-Use Historic Core (please see attached FLUM map of the site and the Master Plan's definition of Mixed Use Historic Core).

Zoning change from HMC-2 (high density commercial district) & HMR-3 (residential district) to HM-MU (Mixed Use zoning district) falls in line with the Future Land Use Map Designation of Mixed Use Historic Core.

Height limit for HMC-2 is 50' whereas the height limit for HM-MU is 55'.

HMR-3 limits multi-family to maximum 4 units with interior side yard and 20' rear yard regulations. HMR-3 has a height limit of 40'.

HMR-3 does not allow for the Affordable Housing Density Bonus (CZO Article 9.8) which is established by the Affordable Housing Standards and Guidelines provided in CZO Section 17.5.H.2 to incentivize and encourage rental units that are affordable.

DISTRICTS			
BULK REGULATIONS	HMR-3	HMC-2 <small>REZONE TO</small>	HM-MU
MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	MF: 420 SF/DU*
MAX BUILDING HEIGHT	40'	50'	55'
MAX FAR	1.4	2.2	2.5
FRONT YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM	NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM	NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA	15% OF LOT AREA
MIN. OPEN SPACE RATIO	30%	30%	30%
OFF-STREET VEHICLE PARKING	EXEMPT	1 SPACE PER UNIT	1 SPACE PER UNIT
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS

HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HM-MU: HISTORIC MARIGNY/TREME/BYWATER MIXED DISTRICT

*HMC-2 AND HM-MU DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HM-MU	78,875 SF	2.5	196,888 SF	23,803 SF
9	4200 ROYAL ST.	HMR-3	5,980 SF	1.4	8,372 SF	1,196 SF

4100 ROYAL STREET

TOTAL SQUARE FOOTAGE:
RESIDENTIAL 134,900 SF

TOTAL PARKING SPACES: 150 OFF STREET
8 STREET

PARKING LOT SQUARE FOOTAGE:
GROSS: 47,300 SF

TOTAL OPEN SPACE: GRADE - 10,080 SF
THIRD FL - 7,800 SF
FOURTH FL - 5,920 SF

4100 ROYAL STREET - UNIT MIX:
1BR UNITS (750 SF AVG.) 51 @ 34% TOTAL DEVEL.
2BR UNITS (900 SF AVG.) 78 @ 52% TOTAL DEVEL.
3BR UNITS (1200 SF AVG.) 21 @ 14% TOTAL DEVEL.

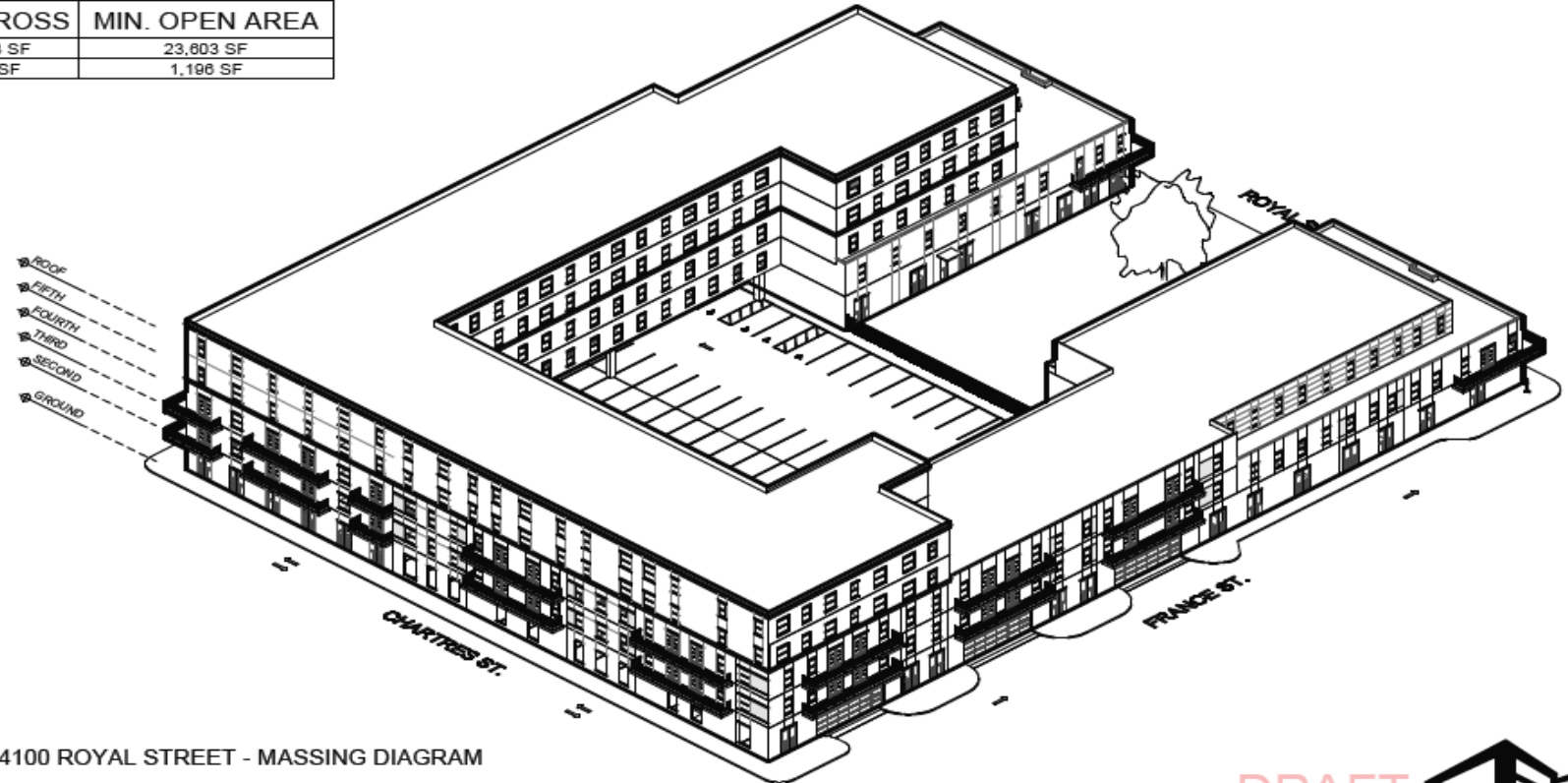
4100 ROYAL STREET - TOTAL 150 TOTAL UNITS

TOTAL DEVELOPMENT

RENTABLE SQUARE FOOTAGES

51 - 1 BR UNITS @750 SF 38,250 SF
78 - 2 BR UNITS @900 SF 70,200 SF
21 - 3 BR UNITS @1200 SF 25,200 SF

150 UNITS - TOTAL RENTABLE 135,360 SF



4100 ROYAL STREET - MASSING DIAGRAM

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Tedesco Torres LLC	1000 Bourbon St Ste 275	New Orleans	LA	70116
Angelique G Thomas	1020 Gallier St	New Orleans	LA	70117
Ashley E Robinson	1219 N Villere St	New Orleans	LA	70116
Dean A Foster	126 Rutland Rd	Brooklyn	NY	11225
Edward J III Vanhoven	1275 Rue Bayone	Mandeville	LA	70471
Slaughter Management LLC	1306 Preshwick Ct	Chesapeake	VA	23320
FNO Inc	1306 Prestwick Ct	Chesapeake	VA	23320
Board Of Comm Of The Port Of N O	1350 Port of New Orleans PI	New Orleans	LA	70130
Edward Spori Elliott	1701 Centro West	Belvedere Tiburon	CA	94920
David H Dotson	1727 Pressburg St.	New Orleans	LA	70122
Stephen F Starr & Christina Starr Irrevocable Trust	1841 Wyoming Ave NW	Washington	DC	20009
Meinan Liu	1851 15th St Apt 5	San Francisco	CA	94103
Rebecca Polvo	188 Sickles Ave	San Francisco	CA	94112
Bywater Ltd,By Bywater Mangement LLC	200 Walnut Hill Ave #27	Hillsboro	TX	76645
Burton J Sr Chatelain	2033 Landry Court	Meraux	LA	70075
Vacant Lots LLC	2318 Octavia St	New Orleans	LA	70115
Jason J Kees	243 Millaudon St	New Orleans	LA	70118
Morris Kirschman & Company LLC	2600 Cleveland Ave	New Orleans	LA	70119
Chalita Robinson	2613 Crest Dr	Bakersfield	CA	93306
Welton Johnson	303 Kennedy St	Ama	LA	70031
Santo P Jr Baiamonte	3505 Tolmas Dr	Metairie	LA	70002
Dimitrios I Fronistas	3529 Corinne AV	Chalmette	LA	70043
Wendy A Smith	3608 Elaine Pl	New Orleans	LA	70119
L B G Properties LLC	3623 Ridgeway BL	New Orleans	LA	70129
Current Resident	3914 Royal St	New Orleans	LA	70117
Current Resident	3917 Royal St	New Orleans	LA	70117
Current Resident	3918 Royal St Apt A	New Orleans	LA	70117
Raymond M Jr Wittenbrink	3918 Royal St Apt B	New Orleans	LA	70117
Current Resident	3918 Royal St Apt C	New Orleans	LA	70117
Current Resident	3918 Royal St Apt D	New Orleans	LA	70117

Current Resident	3918 Royal St Apt E	New Orleans	LA	70117
Current Resident	3919 Royal St	New Orleans	LA	70117
Kevin J Foose	3921 Royal Street	New Orleans	LA	70117
Current Resident	3929 Chartres St	New Orleans	LA	70117
Current Resident	3929 Royal St	New Orleans	LA	70117
Maurey L Allen	3930 Dauphine St	New Orleans	LA	70117
Current Resident	3932 Dauphine St	New Orleans	LA	70117
Current Resident	3933 Chartres St	New Orleans	LA	70117
Current Resident	3934 Dauphine St	New Orleans	LA	70117
Current Resident	4000 Royal St	New Orleans	LA	70117
Current Resident	4001 Dauphine St	New Orleans	LA	70117
Current Resident	4002 Royal St	New Orleans	LA	70117
Current Resident	4003 Dauphine St	New Orleans	LA	70117
Current Resident	4006 Royal St	New Orleans	LA	70117
Current Resident	4008 Dauphine St	New Orleans	LA	70117
Current Resident	4008 Royal St	New Orleans	LA	70117
Current Resident	4009 Dauphine St	New Orleans	LA	70117
Current Resident	4010 Dauphine St	New Orleans	LA	70117
Lane Lacoy	4010 Royal St	New Orleans	LA	70117
Current Resident	4011 Dauphine St	New Orleans	LA	70117
Current Resident	4012 Dauphine St	New Orleans	LA	70117
Current Resident	4013 Royal St	New Orleans	LA	70117
Current Resident	4015 Dauphine St	New Orleans	LA	70117
Current Resident	4016 Dauphine St	New Orleans	LA	70117
Current Resident	4016 Royal St	New Orleans	LA	70117
Current Resident	4017 Dauphine St	New Orleans	LA	70117
Current Resident	4017 Royal St	New Orleans	LA	70117
Current Resident	4018 Dauphine St	New Orleans	LA	70117
Current Resident	4018 Royal St	New Orleans	LA	70117
Current Resident	4019 Chartres St	New Orleans	LA	70117
Current Resident	4019 Dauphine St	New Orleans	LA	70117

Laura B Wood	4019 Royal St	New Orleans	LA	70117
Current Resident	4020 Royal St	New Orleans	LA	70117
Todd A Michel	4022 Royal St	New Orleans	LA	70117
Current Resident	4023 Dauphine St	New Orleans	LA	70117
Raymond A Pumilia	4023 Royal St	New Orleans	LA	70117
Current Resident	4024 Royal St	New Orleans	LA	70117
Michael Thomas Zaloudek	4025 Dauphine St	New Orleans	LA	70117
Current Resident	4026 Dauphine St	New Orleans	LA	70117
Current Resident	4026 Royal St	New Orleans	LA	70117
John L Bishop	4027 Dauphine St	New Orleans	LA	70117
Current Resident	4029 Royal St Apt A	New Orleans	LA	70117
Current Resident	4029 Royal St Apt B	New Orleans	LA	70117
Ivy Nicole Carter	4029 Royal Street	New Orleans	LA	70117
Current Resident	4030 Royal St	New Orleans	LA	70117
Current Resident	4033 Dauphine St	New Orleans	LA	70117
Current Resident	4035 Dauphine St	New Orleans	LA	70117
Current Resident	4036 Dauphine St	New Orleans	LA	70117
Current Resident	4037 Dauphine St	New Orleans	LA	70117
Current Resident	4100 Dauphine St	New Orleans	LA	70117
Current Resident	4100 Royal St	New Orleans	LA	70117
Authority Of New Orleans Housing	4100 Touro St	New Orleans	LA	70122
Joseph Patrick Seppi	4101 A Dauphine St	New Orleans	LA	70117-7011
Current Resident	4101 Dauphine St	New Orleans	LA	70117
Jack D Jackson	4102 Dauphine St	New Orleans	LA	70117-5315
Current Resident	4103 Dauphine St	New Orleans	LA	70117
Current Resident	4104 Dauphine St	New Orleans	LA	70117
Current Resident	4107 Dauphine St	New Orleans	LA	70117
Current Resident	4108 Dauphine St	New Orleans	LA	70117
Alex A Vullo	4109 Dauphine St	New Orleans	LA	70117- 701
Current Resident	4110 Dauphine St	New Orleans	LA	70117
Christian E Rodriguez	4111 Dauphine St	New Orleans	LA	70117

Benita P Saitua	4112 Dauphine St	New Orleans	LA	70117
Current Resident	4113 Royal St	New Orleans	LA	70117
Current Resident	4114 Dauphine St	New Orleans	LA	70117
Current Resident	4114 Royal St	New Orleans	LA	70117
Current Resident	4115 Royal St	New Orleans	LA	70117
Current Resident	4117 Royal St	New Orleans	LA	70117
Andrew G Haggerty	4118 Dauphine St	New Orleans	LA	70117
Current Resident	4119 Dauphine St	New Orleans	LA	70117
Shawntel M Stewart	4119 Royal St	New Orleans	LA	70117-7011
Current Resident	4120 Dauphine St	New Orleans	LA	70117
Benita P Saitua	4121 Dauphine St	New Orleans	LA	70117
Current Resident	4123 Dauphine St	New Orleans	LA	70117
Ronald P Bermingham	4123 Royal St	New Orleans	LA	70117
Current Resident	4127 Dauphine St	New Orleans	LA	70117
Current Resident	4127 Royal St	New Orleans	LA	70117
Current Resident	4130 Dauphine St	New Orleans	LA	70117
Jeremy R Hope	417 Loma Vista Terrace	Pacifica	CA	94044
Adam Papendieck	4200 Dauphine St	New Orleans	LA	70117- 0
Current Resident	4200 Royal St	New Orleans	LA	70117
Current Resident	4201 Dauphine St	New Orleans	LA	70117
Current Resident	4201 Royal St	New Orleans	LA	70117
Current Resident	4202 Dauphine St	New Orleans	LA	70117
Sass Leslie Jr	4203 Dauphine Apt B	New Orleans	LA	70117
Current Resident	4203 Dauphine St	New Orleans	LA	70117
Current Resident	4205 Dauphine St	New Orleans	LA	70117
Current Resident	4206 Dauphine St	New Orleans	LA	70117
Current Resident	4207 Dauphine St	New Orleans	LA	70117
Current Resident	4207 Royal St	New Orleans	LA	70117
Vann H III Joines	4208 Dauphine St	New Orleans	LA	70117
Mark R Jagger	4210 Dauphine St	New Orleans	LA	70117-5317
Flavor League LLC	4213 Chartres St	New Orleans	LA	70117

Current Resident	4213 Dauphine St	New Orleans	LA	70117
Michael C Hankins	4213 Royal St	New Orleans	LA	70117
Current Resident	4214 Dauphine St	New Orleans	LA	70117
Current Resident	4215 Dauphine St	New Orleans	LA	70117
Peter W Blair	4216 Dauphine St	New Orleans	LA	70117
Current Resident	4218 Dauphine St	New Orleans	LA	70117
Current Resident	4218 Royal St	New Orleans	LA	70117
Current Resident	4219 Royal St	New Orleans	LA	70117
Ian T Wood	4221 Dauphine St	New Orleans	LA	70117-5316
Current Resident	4224 Royal St	New Orleans	LA	70117
Current Resident	4225 Dauphine St	New Orleans	LA	70117
N & D Industrialsupply Inc	4227 Royal St	New Orleans	LA	70117
Current Resident	4229 Dauphine St	New Orleans	LA	70117
Current Resident	4229 Royal St	New Orleans	LA	70117
Current Resident	4300 Royal St	New Orleans	LA	70117
Kinney John Mc	4301 Dauphine St	New Orleans	LA	70117
Anna V Putnam	4311 Chartres St	New Orleans	LA	70117
Pelican Royal LLC	4311 Toulouse St	New Orleans	LA	70119
Current Resident	4313 Chartres St	New Orleans	LA	70117
Current Resident	4314 Royal St	New Orleans	LA	70117
Current Resident	4315 Dauphine St	New Orleans	LA	70117
Current Resident	4315 Royal St	New Orleans	LA	70117
Current Resident	4316 Dauphine St	New Orleans	LA	70117
Current Resident	4316 Royal St	New Orleans	LA	70117
John W III Andrews	4317 Dauphine St	New Orleans	LA	70117
Current Resident	4318 Dauphine St	New Orleans	LA	70117
Frank M Jr Bordelon	4318 Royal St	New Orleans	LA	70117
Current Resident	4319 Chartres St	New Orleans	LA	70117
Current Resident	4320 Dauphine St	New Orleans	LA	70117
Current Resident	4320 Royal St	New Orleans	LA	70117
Current Resident	4321 Chartres St	New Orleans	LA	70117

Current Resident	4322 Dauphine St	New Orleans	LA	70117
Rinktum Ditty LLC	4325 N Ravenswood AV	Chicago	IL	60613
Current Resident	4329 Royal St	New Orleans	LA	70117
Current Resident	4339 Royal St	New Orleans	LA	70117
Vincent Maenza LLC	4511 Young Street	Metairie	LA	70006
Jensenberger Properties LLC	4619 Annunciation St	New Orleans	LA	70115
Travis Collins	48 East 2nd St	Brooklyn	NY	11218
S Champlin Properties LLC	501 Arlington Dr	Metairie	LA	70001
Prytania LLC	505 S 5th St	Champaign	IL	61820
The Praline Connection Inc	542 Frenchmen St	New Orleans	LA	70116
Current Resident	600 Lesseps St	New Orleans	LA	70117
Current Resident	600 Poland Ave	New Orleans	LA	70117
Mary Jayne &Chris LLC	600 Poland Avenue	New Orleans	LA	70117
Current Resident	601 Bartholomew St	New Orleans	LA	70117
Current Resident	601 France St	New Orleans	LA	70117
Current Resident	601 Lesseps St	New Orleans	LA	70117
Current Resident	602 Lesseps St	New Orleans	LA	70117
Current Resident	602 Poland Ave	New Orleans	LA	70117
Current Resident	603 Bartholomew St	New Orleans	LA	70117
Current Resident	604 Lesseps St	New Orleans	LA	70117
Sammie L Williams	607 Bartholomew St	New Orleans	LA	70117
Current Resident	608 Lesseps St	New Orleans	LA	70117
Current Resident	608 Poland Ave	New Orleans	LA	70117
Current Resident	609 Bartholomew St	New Orleans	LA	70117
Current Resident	609 Lesseps St	New Orleans	LA	70117
Current Resident	610 Lesseps St	New Orleans	LA	70117
Current Resident	610 Poland Ave	New Orleans	LA	70117
Current Resident	611 Bartholomew St	New Orleans	LA	70117
Current Resident	611 Lesseps St	New Orleans	LA	70117
Current Resident	614 Poland Ave	New Orleans	LA	70117
Lauren K Swinney	614 Poland Ave #D	New Orleans	LA	70117-4722

Current Resident	615 Bartholomew St	New Orleans	LA	70117
Joseph P Ottati	615 France St	New Orleans	LA	70117
Current Resident	615 Lesseps St	New Orleans	LA	70117
Current Resident	617 Bartholomew St	New Orleans	LA	70117
4314 Royal Street LLC	617 Franklin Avenue	New Orleans	LA	70117
Current Resident	619 France St	New Orleans	LA	70117
Family Irrevocable Trust Brown	619 France Street	New Orleans	LA	70117
Current Resident	619 Lesseps St	New Orleans	LA	70117
Harold L Gee	620 Louisa St	New Orleans	LA	70117
Current Resident	621 Bartholomew St	New Orleans	LA	70117
Current Resident	621 France St	New Orleans	LA	70117
Current Resident	621 Lesseps St	New Orleans	LA	70117
Current Resident	622 Poland Ave	New Orleans	LA	70117
Current Resident	623 Bartholomew St	New Orleans	LA	70117
Patrick T Knudsen	623 France Street	New Orleans	LA	70117
Charles B Maldonado	623 Lesseps St	New Orleans	LA	70117
Current Resident	624 Poland Ave	New Orleans	LA	70117
Current Resident	625 Lesseps St	New Orleans	LA	70117
Current Resident	626 Mazant St	New Orleans	LA	70117
Current Resident	626 Poland Ave	New Orleans	LA	70117
Current Resident	627 France St	New Orleans	LA	70117
Current Resident	628 Poland Ave	New Orleans	LA	70117
Current Resident	629 France St	New Orleans	LA	70117
Current Resident	629 Lesseps St	New Orleans	LA	70117
Current Resident	630 Poland Ave	New Orleans	LA	70117
Grady W Clark	631 France Street	New Orleans	LA	70117
Current Resident	632 Poland Ave	New Orleans	LA	70117
Tyrone H Bonner	633 France St	New Orleans	LA	70117
Current Resident	634 Bartholomew St	New Orleans	LA	70117
Current Resident	634 Lesseps St	New Orleans	LA	70117
Current Resident	634 Poland Ave	New Orleans	LA	70117

Current Resident	636 Poland Ave	New Orleans	LA	70117
Current Resident	638 Bartholomew St	New Orleans	LA	70117
Current Resident	640 Lesseps St	New Orleans	LA	70117
Current Resident	640 Poland Ave	New Orleans	LA	70117
Current Resident	700 Bartholomew St	New Orleans	LA	70117
Current Resident	700 Poland Ave	New Orleans	LA	70117
Current Resident	701 Bartholomew St	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt A	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt B	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt C	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt D	New Orleans	LA	70117
Current Resident	701 Lesseps St Apt E	New Orleans	LA	70117
70170117 LLC	701 Mazant St	New Orleans	LA	70117
Current Resident	702 Poland Ave	New Orleans	LA	70117
Jeffrey L Mayden	703 Bartholomew St	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt F	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt G	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt H	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt I	New Orleans	LA	70117
Current Resident	703 Lesseps St Apt J	New Orleans	LA	70117
Edgar R Sr Williams	705 Mazant St	New Orleans	LA	70117
Mary M Stevenson	706 Bartholomew St	New Orleans	LA	70117-0701
Judie H Richardson	708 Bartholomew St	New Orleans	LA	70117
Richard G & Richard G Allen	708 France St	New Orleans	LA	70117
Current Resident	708 Mazant St	New Orleans	LA	70117
Current Resident	709 Mazant St	New Orleans	LA	70117
Current Resident	710 Bartholomew St	New Orleans	LA	70117
Current Resident	710 Mazant St	New Orleans	LA	70117
Phillip M Cobb	710 Poland Ave	New Orleans	LA	70117
Current Resident	711 Bartholomew St	New Orleans	LA	70117
Current Resident	711 Bartholomew St Apt A	New Orleans	LA	70117

Current Resident	712 Bartholomew St	New Orleans	LA	70117
Current Resident	713 Bartholomew St	New Orleans	LA	70117
Current Resident	714 Bartholomew St	New Orleans	LA	70117
Shee Matthew J Mc	714 France St	New Orleans	LA	70117
Current Resident	714 Mazant St	New Orleans	LA	70117
Maureen Nogrady	715 Bartholomew St	New Orleans	LA	70117
Steiner Charles Jr	715 Lesseps St	New Orleans	LA	70117
Current Resident	715 Mazant St	New Orleans	LA	70117
Current Resident	716 France St	New Orleans	LA	70117
Current Resident	716 Mazant St	New Orleans	LA	70117
Current Resident	717 Bartholomew St	New Orleans	LA	70117
Steven D Mills	717 France St	New Orleans	LA	70117
Ada Sehovic	717 Lesseps St	New Orleans	LA	70117
Current Resident	717 Mazant St	New Orleans	LA	70117
Current Resident	718 Bartholomew St	New Orleans	LA	70117
Ryan C Scully	718 Mazant St	New Orleans	LA	70117
Current Resident	719 Bartholomew St	New Orleans	LA	70117
Current Resident	719 France St	New Orleans	LA	70117
Current Resident	719 Lesseps St	New Orleans	LA	70117
Current Resident	720 Bartholomew St	New Orleans	LA	70117
Antonino Paone	721 France St	New Orleans	LA	70117-0701
Donna M Dicataldo, Micheal S Mehiel	721 Mazant St	New Orleans	LA	70117
Benjamin S White	722 - 724 Lesseps Street	New Orleans	LA	70117
Current Resident	722 Bartholomew St	New Orleans	LA	70117
Current Resident	722 Lesseps St	New Orleans	LA	70117
Curtis L Rosy	722 Mazant St	New Orleans	LA	70117-5434
Current Resident	723 Bartholomew St	New Orleans	LA	70117
Current Resident	723 France St	New Orleans	LA	70117
Christine Blaize	723 Mazant St	New Orleans	LA	70117
Current Resident	724 Bartholomew St	New Orleans	LA	70117
Current Resident	724 Lesseps St	New Orleans	LA	70117

Current Resident	724 Mazant St	New Orleans	LA	70117
Gregory B Caudill	725 Bartholomew St	New Orleans	LA	70117
Wesley A Lee	725 Lesseps St	New Orleans	LA	70117
Current Resident	725 Mazant St	New Orleans	LA	70117
Current Resident	726 Bartholomew St	New Orleans	LA	70117
Lorraine S Flynn	726 Lesseps St	New Orleans	LA	70117
Shelly A Occhipinti	727 France St	New Orleans	LA	70117
Current Resident	727 Lesseps St	New Orleans	LA	70117
Current Resident	727 Mazant St	New Orleans	LA	70117
Current Resident	728 Lesseps St	New Orleans	LA	70117
Valerie M Terkeurst	728 Mazant St	New Orleans	LA	70117
Romona Lois Jordan	729 Bartholomew Street	New Orleans	LA	70117
Current Resident	729 Lesseps St	New Orleans	LA	70117
Roger Kline	729 Mazant St	New Orleans	LA	70117
Current Resident	730 France St	New Orleans	LA	70117
Current Resident	730 Lesseps St	New Orleans	LA	70117
Steven A Smith	731 Bartholomew St	New Orleans	LA	70117
Current Resident	731 Lesseps St	New Orleans	LA	70117
Current Resident	731 Mazant St	New Orleans	LA	70117
Current Resident	732 France St	New Orleans	LA	70117
Peter J Breen	732 Lesseps St	New Orleans	LA	70117
Jeffery Louviere	732 Mazant St	New Orleans	LA	70117
Current Resident	733 Bartholomew St	New Orleans	LA	70117
Current Resident	733 Lesseps St	New Orleans	LA	70117
Current Resident	733 Mazant St	New Orleans	LA	70117
Current Resident	734 France St	New Orleans	LA	70117
Current Resident	734 Lesseps St	New Orleans	LA	70117
Lee J Celano	736 Lesseps St	New Orleans	LA	70117-7011
Current Resident	736 Mazant St	New Orleans	LA	70117
The Roland J Landry Living Trust Dated September 14,2010 J	737 Lesseps Street	New Orleans	LA	70117
Current Resident	738 France St	New Orleans	LA	70117

Jennifer S Carter	738 Lesseps Street	New Orleans	LA	70117-5317
William J Jr Poznanski	738 Mazant St	New Orleans	LA	70117- 0
Current Resident	739 Lesseps St	New Orleans	LA	70117
Current Resident	740 Mazant St	New Orleans	LA	70117
Current Resident	741 Bartholomew St	New Orleans	LA	70117
Walter K Hurtt	741 Lesseps Street	New Orleans	LA	70117
Current Resident	743 Bartholomew St	New Orleans	LA	70117
James E Nevius	800 France St	New Orleans	LA	70117
Christopher J Songy	800 Lesseps St	New Orleans	LA	70117
Current Resident	802 Lesseps St	New Orleans	LA	70117
Robert J Mcmeekin	805 France St	New Orleans	LA	70117
Current Resident	806 Lesseps St	New Orleans	LA	70117
Current Resident	807 France St	New Orleans	LA	70117
Current Resident	808 Lesseps St	New Orleans	LA	70117
Current Resident	809 France St	New Orleans	LA	70117
Current Resident	810 Lesseps St	New Orleans	LA	70117
Bruce A Germer	811 Burgundy St	New Orleans	LA	70116
Current Resident	811 France St	New Orleans	LA	70117
Bart J Theriot	8117 Cohn St	New Orleans	LA	70118
Current Resident	812 Lesseps St	New Orleans	LA	70117
Current Resident	814 France St	New Orleans	LA	70117
Kathryn Vg Rose	814 France Street	New Orleans	LA	70117
Alice Baker	815 France St	New Orleans	LA	70117
Current Resident	816 France St	New Orleans	LA	70117
Joyce J Clark	816 Mazant St	New Orleans	LA	70117
Robert L Joy	819 France St	New Orleans	LA	70117
John W Jr Andrews	819 Lesseps St	New Orleans	LA	70117-7011
Current Resident	819 Mazant St	New Orleans	LA	70117
Current Resident	821 France St	New Orleans	LA	70117
David M Weis	821 Mazant St	New Orleans	LA	70117
Anthony J Eschmann	822 Lesseps St	New Orleans	LA	70117

Darleen J Levy	823 St Louis St	New Orleans	LA	70112
Philip A Arnolds	831 Pauline St	New Orleans	LA	70117
Frank A Koerner	8714 Glenhaven Dr	Shreveport	LA	71106
Robyn C Halvorsen C/O James Downman	906 Desire Street	New Orleans	LA	70117
Environmetal Aid Fund Ltd C/O Marcus Hunter	900 St John St	Monroe	LA	71202
John Guarnieri	1019 Bartholomew St	New Orleans	LA	70119
Roy W Dunn	4218 Royal St	New Orleans	LA	70117
Adam M Kelley	626 Poland Ave	New Orleans	LA	70117-4722
Michael R Robillard	724 Bartholomew St	New Orleans	LA	70117
Ramon B Omes	1421 Montgomery St	Mandeville	LA	70448
Derrick R Breston	3801 Royal St	New Orleans	LA	70117
Greenbull Enterprises LLC	4512 Young St	Metairie	LA	70006
Daniel J Dwyer	609 Bartholomew St	New Orleans	LA	70117
Kurtis W Gills	716 France St	New Orleans	LA	70117
Sophie Mauffray-Howell	718 Bartholomew St	New Orleans	LA	70117
John C.S. Russell	719 Lesseps St	New Orleans	LA	70117
Miranda Restovic	719 Lesseps St	New Orleans	LA	70117
Stephanie B Murray	738 France St	New Orleans	LA	70117-5321
Tommie L Lockhart	901 Summerwood Ln	Garland	TX	75044
Stephen P Graffeo	James E Wiegand 715 Mazant Street	New Orleans	LA	70117
Millwork & Fabrication Axis	LLC 601 France St	New Orleans	LA	70117
Douglas Minich	Michael J Ducote 3548 Dauphine Street	New Orleans	LA	70117
Alice Shaffer	P.O. Box 9508	Metairie	LA	70055
Richard L Myrland & Brandon R Zemlo Revocable Trust	7213 Evans Mill Rd	Mc Lean	VA	22101
Roy W Dunn	4218 Royal St	New Orleans	LA	70117
Toni J Holland	W144n10047 Sun Valey Trail	Germantown	WI	53022
Councilmember Krisint Gisleson Palmer	City Hall, Room 2W70, 1300 Perdido Street	New Orleans	LA	70112
Bywater Neighborhood Association C/O John Guarnieri	P.O. Box 3191	New Orleans	LA	70177
Neighbors First for Bywater C/) Julie Jones	827 Louisa Street	New Orleans	LA	70117
Carolyn Leftwich	621 Bartholomew St	New Orleans	LA	
Denise Strong	1127 Alavar St	New Orleans	LA	denstrg@yahoo.com
Jessica Rhodes	832 France St	New Orleans	LA	garhodes@gmail.com
Greg Rhodes	832 France St	New Orleans	LA	garhodes@gmail.com

Shawn Hall	3211 Dauphine St.	New Orleans	LA	shall@pietystreet.com
John Loeb	631 Independence St	New Orleans	LA	jg2@navpoint.com
Mark Gonzales	3106 Dauphine	New Orleans	LA	mark@markgonzales.com
Maxx Sizeler	3020 Royal St	New Orleans	LA	maxxsizeler@cox.net
Pat Villamerette	611 Monteguet	New Orleans	LA	patvillem@gmail.com
Andy Kowekzyk	1115 Congress	New Orleans	LA	akowekzyk350@gmail.com
Rhonda Findley	3430 St. Claude	New Orleans	LA	popcitynola@gmail.com
Shirley Young	927 Poland	New Orleans	LA	shirleyhyoung@hotmail.com
Maragret Fagan	838 Gallier	New Orleans	LA	maragretsfegan@gmail.com
stephen Haedicle	3139 Royal St	New Orleans	LA	
Matt Haines	1241 France St	New Orleans	LA	haines.matthew@gmail.com
M. Owings	3625 Dauphine St	New Orleans	LA	
Bettina Reuther	1029 Montegut	New Orleans	LA	bettinareutter@gmail.com
Mimi Dimassa	717 Spain	New Orleans	LA	mimidimassa@gmail.com
Maxwell Ciardullo	3702 St. Claude	New Orleans	LA	maxwell.ciardullo@gmail.com
Andy Ryan	3249 Desoto	New Orleans	LA	ryan.andrew59@yahoo.com
Sandra Stokes	600 Julia St	New Orleans	LA	slstokes@earthlink.net
Mike Stone	1019 Kentucky	New Orleans		
Gretchen Shotwell	710 Pauline	New Orleans	LA	gshotwell1@cox.net
Lauren McCure	4112 St. Claude	New Orleans	LA	LMM2108@gmail.com
Abby King	4112 St. Claude	New Orleans	LA	LMM2108@gmail.com
Babette Hines	1035 Mazant	New Orleans	LA	babbettehines@me.com
Williams	931 France	New Orleans	LA	puigwills@yahoo.com
Desiree Baiiamonte	738 Poland	New Orleans	LA	djbaia@yahoo.com
A. Theriot	943 Poland	New Orleans	LA	atheriot72@gmail.com
Steven Jacob	934 Desire	New Orleans	LA	stevenjacob184@gmail.com
Elizabeth Shannon	3214 Dauphine	New Orleans	LA	foundobject@cox.net
Mark Cotton	604 Pauline	New Orleans	LA	markhcotton@gmail.com
Brian Lockett	936 Gallier	New Orleans	LA	blockett@cox.net
Annette Chioma	925 Montegut	New Orleans	LA	achioma@cox.net
Jake Bartush	834 France	New Orleans	LA	jake.bartush@gmail.com
Greg Jeanfreau	917 Lesseps	New Orleans	LA	greg@gregirealtor.com
Spencer Gordon	733 alvar	New Orleans	LA	spencer@spencergo.com
Eve Abrams	1028 Montegut	New Orleans	LA	eveabrams@gmail.com

Ashlee Davis

From: Ron Loesel
Sent: Monday, October 1, 2018 12:33 PM
To: bywaterpresident@gmail.com
Cc: Kristin.Palmer@nola.gov; Andrew J. Sullivan; Nicole Webre; Ashlee Davis
Subject: 4100 Royal NPP invitation
Attachments: NPP InvitationFinal.pdf; Pages from 180828 HANO Scattered Site Hybrid Updated.pdf

John/BNA,

Please see the attached NPP letter that was mailed first class today to the list provided by City Planning Commission.

Thanks,

Ron

Ron Loesel
Community Outreach
Business Development
Office: (504) 605-3699
Cell: (504) 377-9188
ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

Ashlee Davis

From: Ron Loesel
Sent: Monday, October 1, 2018 12:33 PM
To: Julie Jones
Cc: Kristin.Palmer@nola.gov; Andrew J. Sullivan; Nicole Webre; Ashlee Davis
Subject: 4100 Royal NPP invitation
Attachments: NPP InvitationFinal.pdf; Pages from 180828 HANO Scattered Site Hybrid Updated.pdf

Julie/Neighbors First for Bywater

Please see the attached NPP letter that was mailed first class today to the list provided by City Planning Commission.

Thanks,

Ron

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ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

Ashlee Davis

From: Ron Loesel
Sent: Monday, October 1, 2018 12:31 PM
To: CPCinfo
Cc: Ashlee Davis; Nicole Webre; Kristin.Palmer@nola.gov; Andrew J. Sullivan
Subject: 4100 Royal NPP invitation
Attachments: NPP InvitationFinal.pdf; Pages from 180828 HANO Scattered Site Hybrid Updated.pdf

City Planning,

Please see the attached NPP letter that was mailed first class today to the list provided by City Planning Commission.

Thanks,

Ron

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Office: (504) 605-3699
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ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

From: [Ron Loesel](#)
To: [Andrew J. Sullivan](#)
Cc: Kristin.Palmer@nola.gov; [Nicole Webre](#); [Ashlee Davis](#)
Subject: 4100 Royal NPP
Date: Monday, October 1, 2018 12:55:00 PM

Andrew,

As you know, we sent out all of the NPP letters for the Mazant Royal site today. We would like to meet with the Councilmember before the NPP meeting to go over the plans. Would we be able to get on her schedule next week? We would make anytime work around her schedule.

Please feel free to reach out to me by phone, text or email.

Thanks,

Ron

Ron Loesel
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Business Development
Office: (504) 605-3699
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ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

From: Nicole Webre
Sent: Wednesday, September 05, 2018 10:23 PM
To: jjones1@uno.edu; knittingduck@aol.com
Cc: Ron Loesel; Ashlee Davis; Kira Marrero
Subject: FW: NFB Board members to rate photos individually
Attachments: Existing Building Designs.pdf; Mazant Royal FLUM map.JPG; Mixed Use Historic Core defined.docx

Importance: High

Hi, Julie and Anthony,

To answer your question regarding the zoning for HANO's Mazant Royal site, the property is currently split zoned HMC-2 and HMR-3. The Master Plan's Future Land Use Map designates the Mazant Royal site as **Mixed-Use Historic Core** (please see attached FLUM map of the site and the Master Plan's definition of Mixed Use Historic Core). The zoning change from HMC-2 (high density commercial district) & HMR-3 (residential district) to HM-MU (Mixed Use zoning district) falls in line with the Future Land Use Map Designation of **Mixed Use Historic Core**. For zoning HM-MU is similar to HMC-2 however, HM-MU is more restrictive than HMC-2 with regard to permitted commercial uses such as HM-MU prohibits hotels. **The height limit for HMC-2 is 50' whereas the height limit for HM-MU is 55'**. The HM-MU zoning district provides consistency with a residential multi-family zoning versus a higher density commercial zoning designation. HMR-3 limits multi-family to 4 units maximum. HMR-3 has a height limit of 40' and as you saw in the preliminary plans the building closer to Royal Street drops from 40' to 24'. Additionally, HMR-3 does not allow for the Affordable Housing Density Bonus <http://czo.nola.gov/Article-9#9> (CZO Article 9.8) which is established by the Affordable Housing Standards and Guidelines provided in CZO Section 17.5.H.2 to incentivize and encourage rental units that are affordable. Affordable means that the rents do not exceed 30% of a household's income. Mazant Royal will be a mix of affordable and market rate units.

I appreciate you sharing the attached building survey with your board for their input that Ron emailed to you yesterday. The purpose is to help guide us in what the board (i.e., community) like in terms of design. Please send us their responses by Friday afternoon. As soon as plans are finalized we will send them to you to circulate to your members prior to the September 18th meeting.

As we discussed at last week's meeting, we will be holding Stakeholder meetings on September 18th and October 9th to present and discuss the Bywater, Marigny and Upper 9th Ward vacant sites. An invitation letter will be sent by to you by Friday inviting NFB to attend the September 18th stakeholder meeting. If members cannot attend on September 18th then they are welcome to attend the October 9th meeting.

Sincerely,
Nicole

J. Nicole Webre, J.D.
Office: [\(504\) 605-3699](tel:5046053699)
Cell: [\(504\)473-6940](tel:5044736940)
nicole@webreconsulting.com
Webre Consulting, LLC www.webreconsulting.com
Livewell Properties, LLC www.bakeryvillagenola.com

This email communication may contain privileged and/or confidential information and is intended exclusively for the recipient(s). If you received this email in error, please delete and notify the sender.

From: Julie Jones <jjones1@uno.edu>

Sent: Wednesday, September 5, 2018 3:26 PM

To: Ron Loesel

Subject: Re: NFB Board members to rate photos individually

Dear Ron,

I'm getting a lot of questions about the board as to why HANO wants the upzoning for Mazant/Royale. Can you answer that? Also, you mentioned getting a set of the latest plans to us before our meeting on the 13th of this month. Any update on that?

Thanks,

Julie

From: Ron Loesel <ron@webreconsulting.com>

Sent: Tuesday, September 4, 2018 2:48 PM

To: Julie Jones; knittingduck@aol.com

Cc: Nicole Webre; Ron Loesel; Ashlee Davis; Kira Marrero

Subject: NFB Board members to rate photos individually

Julie,

As we discussed at the HANO meeting, we would like you and your Board Members to rate the follow architectural designs attached to this email. We will take the collective input and share your ratings with the architects.

Thanks,

Ron

Ron Loesel

Community Outreach

Business Development

Office: (504) 605-3699

Cell: (504) 377-9188

ron@webreconsulting.com

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From: Nicole Webre
Sent: Thursday, September 06, 2018 3:37 PM
To: Ashlee Davis; Ron Loesel; Kira Marrero
Subject: FW: NFB Board members to rate photos individually

Response from Julie with NFB. Please add to community outreach folder for NPP.

From: Julie Jones <jjones1@uno.edu>
Sent: Thursday, September 06, 2018 3:02 PM
To: Nicole Webre <nicole@webreconsulting.com>
Subject: Re: NFB Board members to rate photos individually

Thanks for the info, Nicole. I'll pass it on. If you get any additional plans before our board meeting (12 Sept), I'd love to have a copy to share.

Best,

Julie

From: Nicole Webre <nicole@webreconsulting.com>
Sent: Wednesday, September 5, 2018 10:22 PM
To: Julie Jones; knittingduck@aol.com
Cc: Ron Loesel; Ashlee Davis; Kira Marrero
Subject: FW: NFB Board members to rate photos individually

Hi, Julie and Anthony,

To answer your question regarding the zoning for HANO's Mazant Royal site, the property is currently split zoned HMC-2 and HMR-3. The Master Plan's Future Land Use Map designates the Mazant Royal site as **Mixed-Use Historic Core** (please see attached FLUM map of the site and the Master Plan's definition of Mixed Use Historic Core). The zoning change from HMC-2 (high density commercial district) & HMR-3 (residential district) to HM-MU (Mixed Use zoning district) falls in line with the Future Land Use Map Designation of **Mixed Use Historic Core**. For zoning HM-MU is similar to HMC-2 however, HM-MU is more restrictive than HMC-2 with regard to permitted commercial uses such as HM-MU prohibits hotels. **The height limit for HMC-2 is 50' whereas the height limit for HM-MU is 55'**. The HM-MU zoning district provides consistency with a residential multi-family zoning versus a higher density commercial zoning designation. HMR-3 limits multi-family to 4 units maximum. HMR-3 has a height limit of 40' and as you saw in the preliminary plans the building closer to Royal Street drops from 40' to 24'. Additionally, HMR-3 does not allow for the Affordable Housing Density Bonus <http://czo.nola.gov/Article-9#9> (CZO Article 9.8) which is established by the Affordable Housing Standards and Guidelines provided in CZO Section 17.5.H.2 to incentivize and encourage rental units that are affordable. Affordable means that the rents do not exceed 30% of a household's income. Mazant Royal will be a mix of affordable and market rate units.

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Sincerely,
Nicole

J. Nicole Webre, J.D.

Office: [\(504\) 605-3699](tel:5046053699)

Cell: [\(504\)473-6940](tel:5044736940)

nicole@webreconsulting.com

Webre Consulting, LLC www.webreconsulting.com

Livewell Properties, LLC www.bakeryvillagenola.com

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From: Julie Jones <jjones1@uno.edu>

Sent: Wednesday, September 5, 2018 3:26 PM

To: Ron Loesel

Subject: Re: NFB Board members to rate photos individually

Dear Ron,

I'm getting a lot of questions about the board as to why HANO wants the upzoning for Mazant/Royale. Can you answer that? Also, you mentioned getting a set of the latest plans to us before our meeting on the 13th of this month. Any update on that?

Thanks,

Julie

From: Ron Loesel <ron@webreconsulting.com>

Sent: Tuesday, September 4, 2018 2:48 PM

To: Julie Jones; knittingduck@aol.com

Cc: Nicole Webre; Ron Loesel; Ashlee Davis; Kira Marrero

Subject: NFB Board members to rate photos individually

Julie,

As we discussed at the HANO meeting, we would like you and your Board Members to rate the follow architectural designs attached to this email. We will take the collective input and share your ratings with the architects.

Thanks,

Ron

Ron Loesel

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Thank you!

Ashlee Davis

From: Nicole Webre
Sent: Wednesday, October 10, 2018 7:02 PM
To: Chalita Robinson
Cc: Ron Loesel; Ashlee Davis; Kira Marrero
Subject: RE: HANO ITEX Proposed housing development, 4100 Royal St., New Orleans

Importance: High

Hi, Chalita,

We will be sure to send you minutes of the October 16th meeting and proposed plans. I have copied my team so that they will make a note to add you to list of recipients.

Thank you for contacting us.

Sincerely,
Nicole

J. Nicole Webre, J.D.
Office: (504) 605-3699
Cell: (504)473-6940
nicole@webreconsulting.com
Webre Consulting, LLC www.webreconsulting.com Livewell Properties, LLC www.bakeryvillagenola.com

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-----Original Message-----

From: Chalita Robinson <chalitarobinson@yahoo.com>
Sent: Tuesday, October 09, 2018 9:59 PM
To: Nicole Webre <nicole@webreconsulting.com>
Subject: HANO ITEX Proposed housing development, 4100 Royal St., New Orleans

Dear Ms Webre:

Thank you for your letter announcing the meeting on October 16 regarding your proposed plans for the Bywater property at 4100 Royal St.

I am the owner of the neighborhood property at 638 Bartholomew St., but I reside in California and will not be able to attend the meeting. Of course I am interested to learn more about your proposal for development and would greatly appreciate any notes, minutes of, or perhaps a summary report of the meeting.

I can be reached at this email address or by first-class mail at the address below. Thank you for your attention.

Sincerely,

Chalita Brossett Robinson
2613 Crest Drive
Bakersfield, California 93306
Cell: (805) 829-1465

Sent from my iPad

Ashlee Davis

From: Ron Loesel
Sent: Saturday, October 27, 2018 1:48 PM
To: carolyn leftwich
Cc: Nicole Webre; Ashlee Davis
Subject: RE: HANO Bywater plans and site density question
Attachments: 181012 HANO Mazant Royal Plans.pdf

Carolyn,

I have attached the plans per your request.

Here is the information on the sites with acreage that Nicole quoted at the meeting:

Guste 3 Multifamily Building 2200 Clio Street - 49 units on 1 acre

Iberville Phase 3 Multifamily Building – 73 units on 1.4 acres

Lafitte Senior Building 700 N. Galvez - 100 units on 1.7 acres

Heritage at Columbia Parc – 120 units on 2.35 acres

There are higher unit counts and acreages of development at the following:

Bienville Basin (formerly Iberville) – 758 units

Lafitte – 517 units

River Gardens (formerly St. Thomas) – 700 units

Have a great day!

Thanks,

Ron

Ron Loesel
Community Outreach
Business Development
Office: (504) 605-3699
Cell: (504) 377-9188
ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

From: carolyn leftwich <carolynleftwich@yahoo.com>
Sent: Friday, October 26, 2018 3:21 PM
To: Ron Loesel <ron@webreconsulting.com>

Cc: Nicole Webre <nicole@webreconsulting.com>

Subject: HANO Bywater plans and site density question

Ron,

May I have a copy of the HANO site plans? Also info on the HANO units/acre of other HANO sites that Nicole quoted at the Oct. 16th meeting?

Fred Starr (Lombard Plantation corner of Bartholomew and Chartres) is in town and would like to see them. I don't have paper copies to share with him.

Thanks,

Carolyn

Begin forwarded message:

From: carolyn leftwich <carolynleftwich@yahoo.com>

Subject: HANO Bywater site density question

Date: October 25, 2018 at 8:32:29 PM CDT

To: Nicole Webre <nicole@webreconsulting.com>

Nicole,

Thanks for conducting an informative meeting last week. And for your patience.

Could you please share the units/acre of the Bywater site and the other HANO sites that you quoted at the meeting?

Thanks,

Carolyn Leftwich

M: 214.636.0412

Ashlee Davis

From: dean kageler <deanorlean@gmail.com>
Sent: Monday, October 29, 2018 1:53 PM
To: Ron Loesel
Cc: Nicole Webre; Ashlee Davis
Subject: Re: 4100 Royal St

Ron,

I appreciate your response. Having only attended the October 16th NPP meeting, I thank you for informing me that others raised similar relevant questions regarding traffic flow concerns at the October 9th meeting as well. Your responses to their questions however did not offer clarity to the questions I originally raised.

Questions 1 and 2 below are my original questions addressed to you from my October 25th email. Questions 3 and 4 below are new and in addition to the original questions;

- 1.) Why is the traffic flow directed to France and Mazant Streets?
- 2.) Was it ever considered to direct traffic flow in and out of the parking lot area via an entrance and exit on Chartres Street?
- 3.) What has HANO discovered about traffic flow impact since October 9th when they offered to "look into the location of the entrances"?
- 4.) What specific City and zoning laws that you referred to on October 9th 'prefer' that you not direct traffic flow via entrances and exits on Chartres Street ?

Thank you for this dialogue, and I look forward to your responses,

Kind regards,

Dean

On Mon, Oct 29, 2018 at 11:50 AM Ron Loesel <ron@webreconsulting.com> wrote:

Dean,

I have copied the relevant questions and responses from our October 9th stakeholder meeting below. CC stands for comment card. The second comment card directly address your question. However, I am also sending your email to the architectural firm so they have your comments and concerns. We value and appreciate your input. We are working with HANO, ITEX and DNA Workshop on everyone's comments that have to come to us from phone calls, emails, stakeholder meetings and from the NPP meeting.

CC: "Change at least 1 entrance to Mazant and off of France."

Updated answer from HANO: We will look into the location of the entrances.

CC: "Why are several entrances to the parking garage on France Street, a residential block?"

A: The City and zoning laws prefer that entrances and exits do not face the main façade.

Thanks,

Ron

Ron Loesel

Community Outreach

Business Development

Office: (504) 605-3699

Cell: (504) 377-9188

ron@webreconsulting.com

Webre Consulting, LLC

www.webreconsulting.com

From: dean kageler <deanorlean@gmail.com>

Sent: Thursday, October 25, 2018 9:40 AM

To: Ron Loesel <ron@webreconsulting.com>

Subject: 4100 Royal St

Hi Ron,

I would like to thank you for the 4100 Royal Street NPP presentation last week. I am writing in hopes of receiving clarification on a couple questions regarding traffic flow and the proposed parking plan.

The drawings illustrate the parking lot access via curb cuts in both Mazant Street and France Street. There appears to be no access via Chartres Street. Why is the traffic flow directed to France and Mazant Streets? Was it ever considered to direct traffic flow in and out of the parking lot area via an entrance and exit on Chartres Street?

I look forward to hearing your responses.

Kind Regards,

Dean

Ashlee Davis

From: Ron Loesel
Sent: Thursday, November 1, 2018 11:02 AM
To: carolyn leftwich
Cc: Nicole Webre; Ashlee Davis
Subject: RE: HANO Bywater plans and site density question

Carolyn,

The Mazant Royal site is 1.88 acres. There are 150 units: 51- one bedroom; 78- 2 bedrooms; 21- 3 bedrooms.

Thanks,

Ron

Ron Loesel
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Office: (504) 605-3699
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ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

From: carolyn leftwich <carolynleftwich@yahoo.com>
Sent: Thursday, November 1, 2018 10:28 AM
To: Ron Loesel <ron@webreconsulting.com>
Cc: Nicole Webre <nicole@webreconsulting.com>; Ashlee Davis <ashlee@webreconsulting.com>
Subject: Re: HANO Bywater plans and site density question

Ron,

What's the planned density for the Bywater HANO site?

Thanks again,

Carolyn

On Oct 27, 2018, at 1:48 PM, Ron Loesel <ron@webreconsulting.com> wrote:

Carolyn,

I have attached the plans per your request.

Here is the information on the sites with acreage that Nicole quoted at the meeting:

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Iberville Phase 3 Multifamily Building – 73 units on 1.4 acres

Lafitte Senior Building 700 N. Galvez - 100 units on 1.7 acres

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River Gardens (formerly St. Thomas) – 700 units

Have a great day!

Thanks,

Ron

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Thanks,

Carolyn

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To: Nicole Webre <nicole@webreconsulting.com>

Nicole,

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Could you please share the units/acre of the Bywater site and the other HANO sites that you quoted at the meeting?

Thanks,

Carolyn Leftwich
M: 214.636.0412

<181012 HANO Mazant Royal Plans.pdf>

Ashlee Davis

From: Ron Loesel
Sent: Thursday, November 8, 2018 4:26 PM
To: dean kageler
Cc: Ashlee Davis; Nicole Webre
Subject: RE: 4100 Royal St

Dean,

In reference to your 4th question, the CZO states:

22.8.D ACCESS REQUIREMENTS FOR OFF-STREET VEHICLE PARKING AREAS

1. Each off-street vehicle space shall open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street vehicle parking facilities shall provide access in a manner that least interferes with traffic movement. For all uses except single-family and two-family dwellings, the parking area shall be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.

If the entrance and exit was on Chartres, this would be more of a public safety issue for decelerating vehicles or vehicles pulling out of the garage.

Thanks,

Ron

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From: Ron Loesel
Sent: Thursday, November 8, 2018 11:17 AM
To: 'dean kageler' <deanorlean@gmail.com>
Subject: RE: 4100 Royal St

Dean,

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Community Outreach
Business Development
Office: (504) 605-3699
Cell: (504) 377-9188
ron@webreconsulting.com
Webre Consulting, LLC
www.webreconsulting.com

From: dean kageler <deanorlean@gmail.com>
Sent: Wednesday, November 7, 2018 12:19 PM
To: Ron Loesel <ron@webreconsulting.com>
Cc: Nicole Webre <nicole@webreconsulting.com>; Ashlee Davis <ashlee@webreconsulting.com>
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Updated answer from HANO: We will look into the location of the entrances.

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From: dean kageler <deanorlean@gmail.com>

Sent: Thursday, October 25, 2018 9:40 AM

To: Ron Loesel <ron@webreconsulting.com>

Subject: 4100 Royal St

Hi Ron,

I would like to thank you for the 4100 Royal Street NPP presentation last week. I am writing in hopes of receiving clarification on a couple questions regarding traffic flow and the proposed parking plan.

The drawings illustrate the parking lot access via curb cuts in both Mazant Street and France Street. There appears to be no access via Chartres Street. Why is the traffic flow directed to France and Mazant Streets? Was it ever considered to direct traffic flow in and out of the parking lot area via an entrance and exit on Chartres Street?

I look forward to hearing your responses.

Kind Regards,

Dean

Ashlee Davis

From: Ron Loesel
Sent: Monday, November 12, 2018 10:46 AM
To: dean kageler
Cc: Ashlee Davis; Nicole Webre
Subject: RE: 4100 Royal St
Attachments: 181012 HANO Mazant Royal Plans.pdf

Dean,

Attached are the current plans for 4100 Royal St., per your request. You can see the current parking plans on page 3.

Thanks,

Ron

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Sent: Monday, November 12, 2018 10:40 AM
To: Ron Loesel <ron@webreconsulting.com>
Cc: Ashlee Davis <ashlee@webreconsulting.com>; Nicole Webre <nicole@webreconsulting.com>
Subject: Re: 4100 Royal St

Ron,

Can you please provide a copy of the most current parking site plan drawing(s)?

Thanks

On Mon, Nov 12, 2018 at 10:08 AM Ron Loesel <ron@webreconsulting.com> wrote:

Dean,

Thank you for your reply. I appreciate your dialogue. Again, all of these concerns are being forwarded for consideration. We are working closely with HANO, DNA Workshop and ITEX.

Thanks,

Ron

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From: dean kageler <deanorlean@gmail.com>

Sent: Monday, November 12, 2018 9:42 AM

To: Ron Loesel <ron@webreconsulting.com>

Cc: Ashlee Davis <ashlee@webreconsulting.com>; Nicole Webre <nicole@webreconsulting.com>

Subject: Re: 4100 Royal St

Ron,

I appreciate your efforts to answer my questions. I understand the necessity for decisions based on minimum on-site parking requirements and stormwater management (courtyard) area etc. But sending cars onto Mazant and France Streets puts unnecessary traffic pressures on the fragile and insufficient one-way neighborhood street grid and the residents living along them. Sending cars, as an alternative, directly onto the main Chartres Street traffic corridor via entrance/exit(s) directly onto Chartres Street could alleviate some traffic impact pressures.

Re-configuring the parking entrance/exit plan for the purpose of minimizing traffic impact on community and infrastructure will create a gain of positive project support from community members concerned with the subject. It appears to a great opportunity for you and the development team to show everyone that you are not just attempting to listen, but are using your capacity to amend one of the simpler aspects your proposed development for the benefit of those affected. Surely you are aware of this.

I intend to keep this dialogue open. I will be making email inquiries to you for news and updates on the subject. I believe your responsibility is not limited to simply making sure the questions the community has are addressed. It

extends beyond that. Your responsibility also includes altering your objectives in effort to *resolve issues and concerns of those impacted by your proposed development*.

Sincerely,

On Thu, Nov 8, 2018 at 4:26 PM Ron Loesel <ron@webreconsulting.com> wrote:

Dean,

In reference to your 4th question, the CZO states:

22.8.D ACCESS REQUIREMENTS FOR OFF-STREET VEHICLE PARKING AREAS

1. Each off-street vehicle space shall open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. **All off-street vehicle parking facilities shall provide access in a manner that least interferes with traffic movement.** For all uses except single-family and two-family dwellings, the parking area shall be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.

If the entrance and exit was on Chartres, this would be more of a public safety issue for decelerating vehicles or vehicles pulling out of the garage.

Thanks,

Ron

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NPP Meeting Comment Card

Date:

10/16/18

Name/Address of Project:

4100 Royal - Hano

Comment/Question:

What is the split of
of Bedrooms for Market
rate and Affordable?

Contact Information (optional):

Name

email

Address

NPP Meeting Comment Card

Date: 10 16 17

Name/Address of Project: _____

Comment/Question: _____

These meetings are purposeless
No answering of questions

Contact Information (optional): _____

Name

email

Address

NPP Meeting Comment Card

Date: 10/16

Name/Address of Project: Royal & Marzant

Comment/Question: Is there enough

Q: How much green space will
there be for children to play,
and for general recreation?

Contact Information (optional): Green

Name

email

Address

NPP Meeting Comment Card

Date:

10/16/18

Name/Address of Project: MAZANT/ROYAL

Comment/Question: ① The Design of the complex is

awful, thinking A historic neighborhood w/ many
artists, It should be more fitting of the Baywater & eyesore.

② It seems oversized w/ ~~little~~ few amenities

Contact Information (optional):

Name

email

Address

NPP Meeting Comment Card

Date:

10/16/18

Name/Address of Project: HANO BLOCK BUSTER

Comment/Question: ~~Q~~ MORE EFFORT SHOULD BE MADE
TO ACTIVATE THE FIRST FLOOR RATHER
THAN USE FOR PARKING. WE SHOULD HAVE
LEARNED THIS BY NOW -

MASSING IS TOO MUCH FOR AREA

Contact Information (optional):

JANDRA JOOKES

Name

email

jjookes@earthlink.net

Address

DOES NOT INTEGRATE WITH AREA

NPP Meeting Comment Card

Date: 10/16/18

Name/Address of Project: 4100 Royal St.

Comment/Question: No zoning change, too tall,
too big, no green space & it's
a waste of time if the affordable
housing is only for 15 years - what's
the point in this case!?!

Contact Information (optional): Maxx Sizeler @ LOX-net
Name email

I am for
~~affordable~~ housing
that fits the
neighborhood & has no time limit

3020 Royal St.
Address

NPP Meeting Comment Card

Date:

16/Oct/2018

Name/Address of Project: Mazant Royale

Comment/Question: The structure as designed
as well as the plan do not at all fit
into the town ensemble of Bywater
nor into any historic area of this
city.

Contact Information (optional):

Name

email

Address

NPP Meeting Comment Card

Date: _____

Name/Address of Project: MAZANT/ROYAL

Comment/Question: ~~How~~ WHY CAN'T YOU DISTRIBUTE
SOME OF THE DENSITY AMONG THE VARIOUS
SITES IN MANISNY/BY WATER.

Contact Information (optional): _____
Name email

Address _____

NPP Meeting Comment Card

P3043

Date: 10-16-2018

Name/Address of Project: HAND

Comment/Question: ① Too little retail +
② too much parking ~~mess~~ interface
to street - people HATE to walk
past parking garages!

Contact Information (optional): Carolyn DeFur
Name email
1021 Bartholomew
Address

NPP Meeting Required Handout #3

NPP Meeting Comment Card

Date: 11/16/18

Name/Address of Project: 4100 ROYAL

Comment/Question: _____

- 4 TREES REGISTERED w/ LIVE OAK SOCIETY
- INAPPROPRIATE SCALE
- ORIGINAL PROPOSAL WAS 150 UNITS ON 18 PROPERTIES, THIS IS INCONSIDERATE

Contact Information (optional):

GREG

CONSULTATION

Name

email

Address

NPP Meeting Comment Card

P103

Date: 10-16-2018

Name/Address of Project: HARD Charles @ Maganti Royale/France

Comment/Question: ① Big box inappropriate. Should be mixed housing types ex: Highpoint in Seattle and fit into the neighborhood ex: Townhomes in Capitol City. D.C. with stairs & street entrances

② How will segregation ~~be~~ be avoided if market rate apartments with views get top dollar rent

Contact Information (optional):
Name _____ email _____
Address Carolyn Leftwich@yahoo.com

The building doesn't allow for
people interaction
the street

Balconies should be recessed if there are any at all

NPP Meeting Required Handout #3

NPP Meeting Comment Card

Date: 10/16/2018

Name/Address of Project: 4100 Royal Street

Comment/Question: I propose you not build upon green-space, currently and for nearly 12 years used by the community as well as serving as vital storm water management... grossly out of proportion to neighborhood.

Contact Information (optional):

Name Patrick Knudsen email Patrick

Address

623 France St. @DBSIR.com

NPP Meeting Comment Card

Date: _____

Name/Address of Project: 6 story

Comment/Question: WHAT will happen to
the 11 ~~story~~ trees on the
lot?

Contact Information (optional): Tina Lamia CATGIRL70117@
yahoo

Name

email

729 Lesseps St.
Address

NPP Meeting Comment Card

Date:

10/18/18

Name/Address of Project: _____

Comment/Question: _____

Have you considered the
impact of the construction
process on residents and
businesses?

Contact Information (optional): _____

Name

email

Address

NPP Meeting Comment Card

Date: 10/14/14

Name/Address of Project: 4100 Royal / HANO

Comment/Question: 1) Too Many Units! Go back to 56

2) Too High! A "step back" is not a lower rise

3) Project is not conducive to Nohod. →

Loss of green space / surrounded by

buildings is not "green space"

Contact Information (optional): Mark Gonzalez

Name

email

mark@markgonzalezvala.com

Address

3106 Baughnawc
72112

NPP Meeting Comment Card

Date: _____

Name/Address of Project: _____

Comment/Question: _____

What about the quality
of life for the residents
of this development -
too dense - no green space

Contact Information (optional): _____

Name

email

Address

NPP Meeting Comment Card

Date:

10/16/18

Name/Address of Project: HANO BLOCK

Comment/Question: CONCERNED ABOUT

DRAINAGE - AND ^{LOSS OF} WHAT USED TO
BE A SEMI WATER RETENTION/
ABSORPTION AREA

Contact Information (optional): SANDRA STOKES

Name

email

Address